

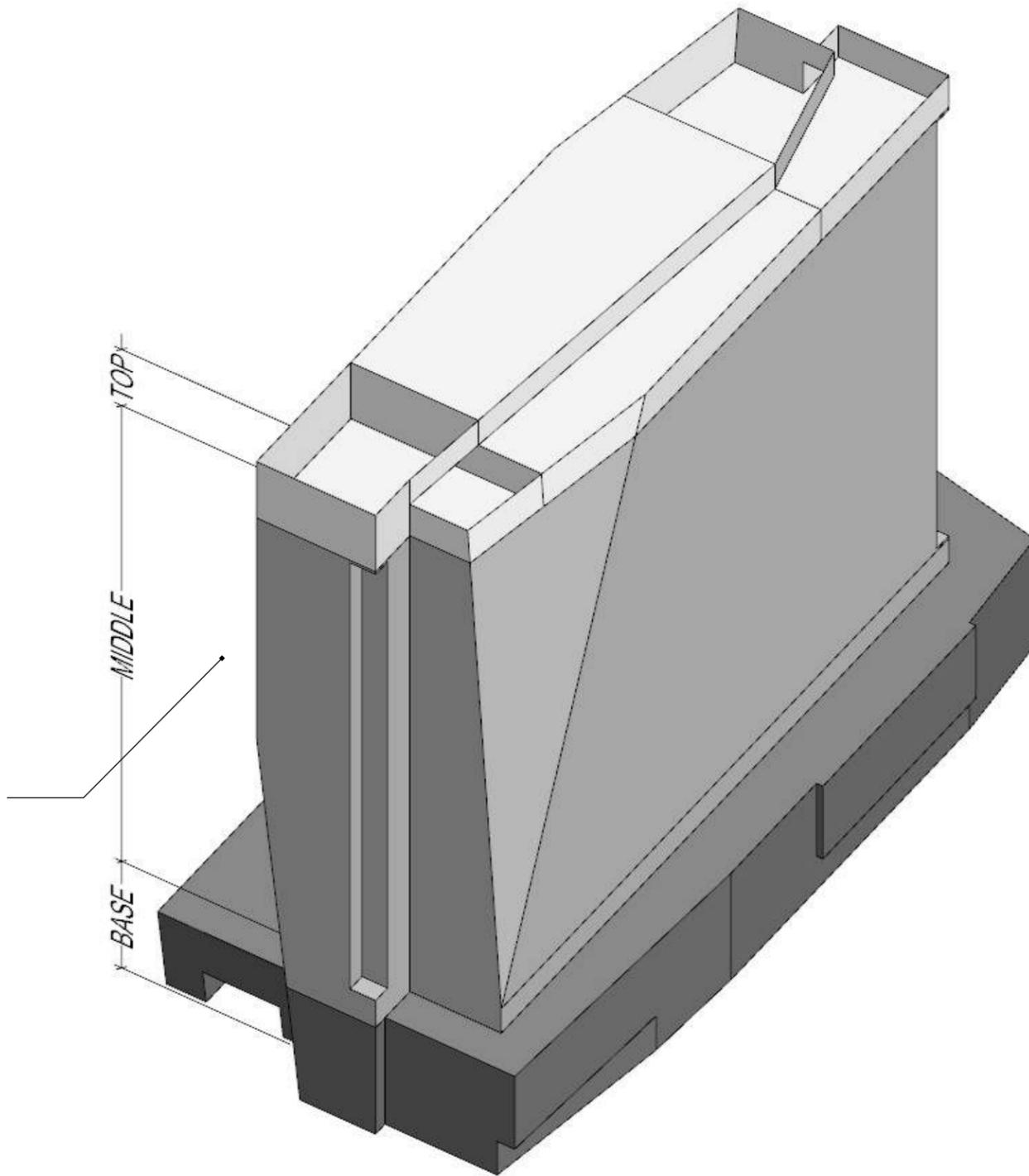
FIGURE D42

MIT KENDALL SQUARE  
Response to K2C2

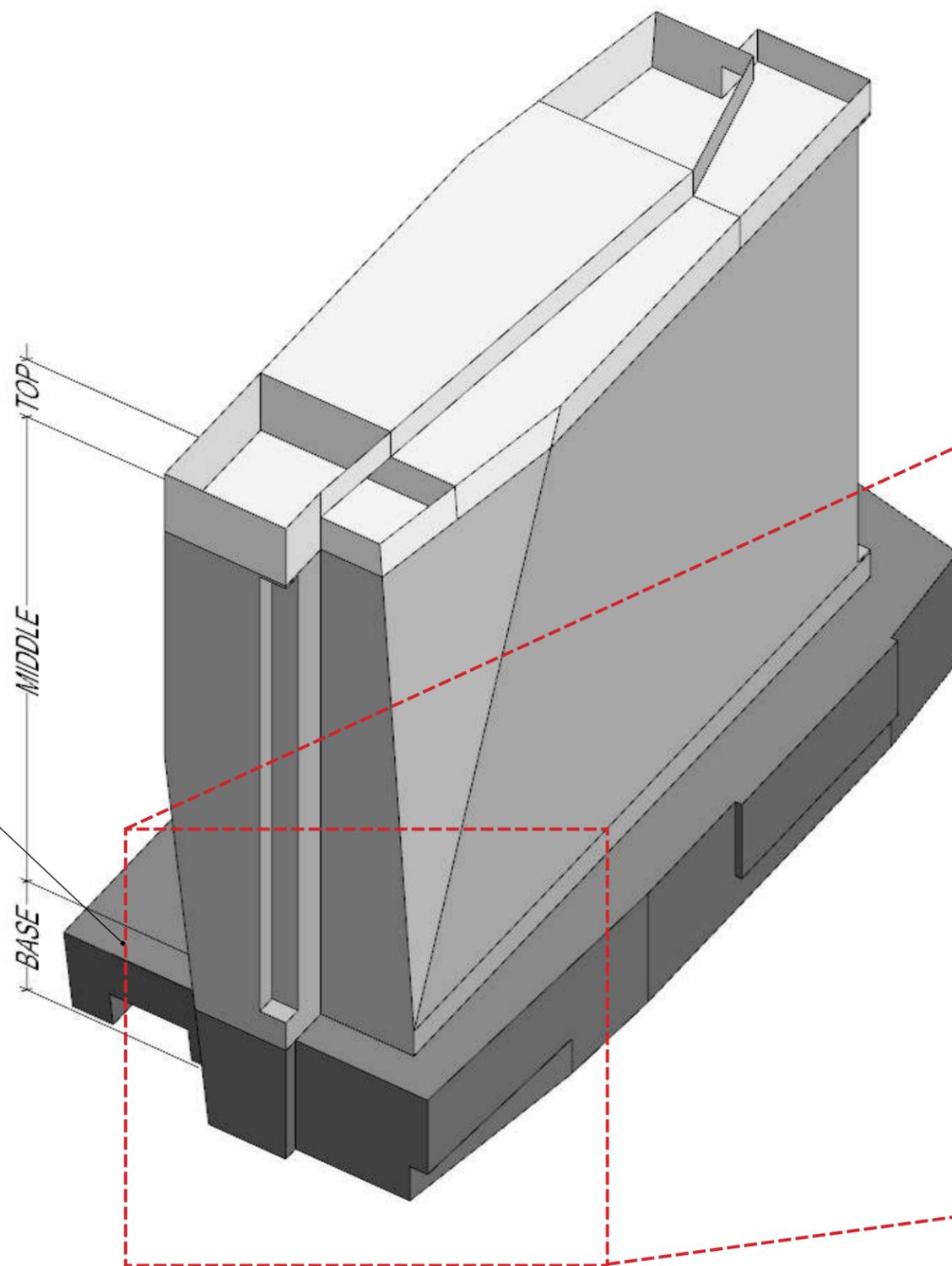


1

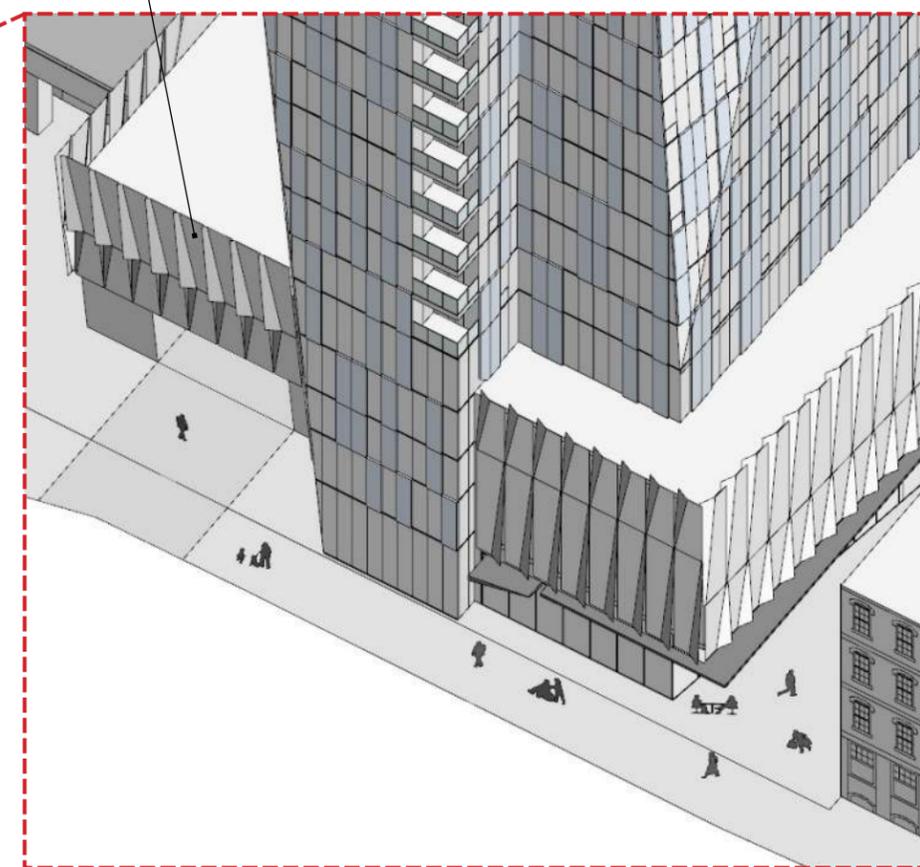
CLEARLY EXPRESSED  
BASE, MIDDLE, AND TOP  
FOR TALL BUILDINGS.



SPECIAL ATTENTION PAID TO THE FIRST FLOORS (BOTTOM 20 FEET) OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS



DIFFERENTIATED FACADE WITHIN THE STREETWALL HEIGHT WILL BREAK DOWN THE APPARENT SCALE OF BUILDINGS



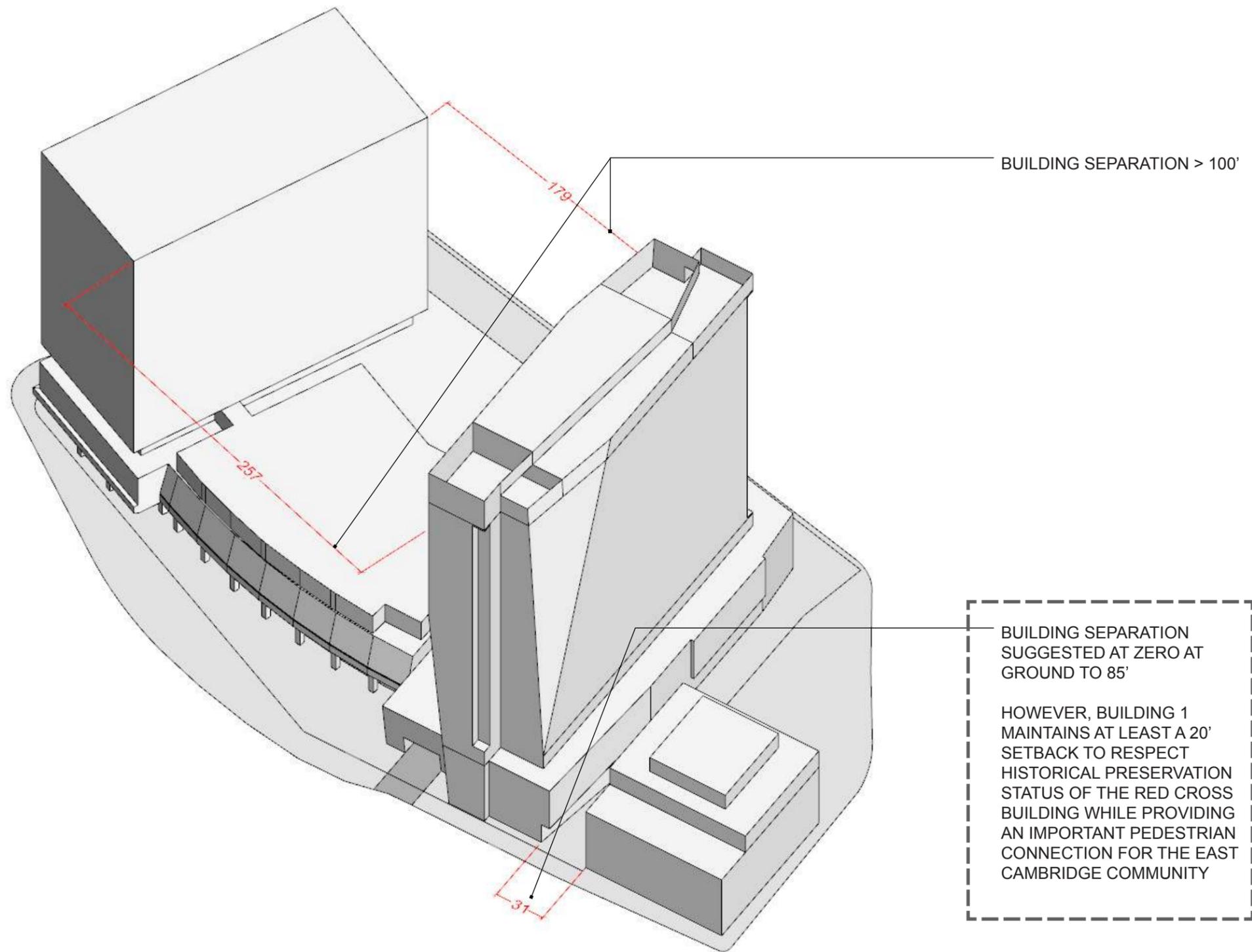


FIGURE D46

**BUILDING 1**  
 BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE  
 Response to K2C2



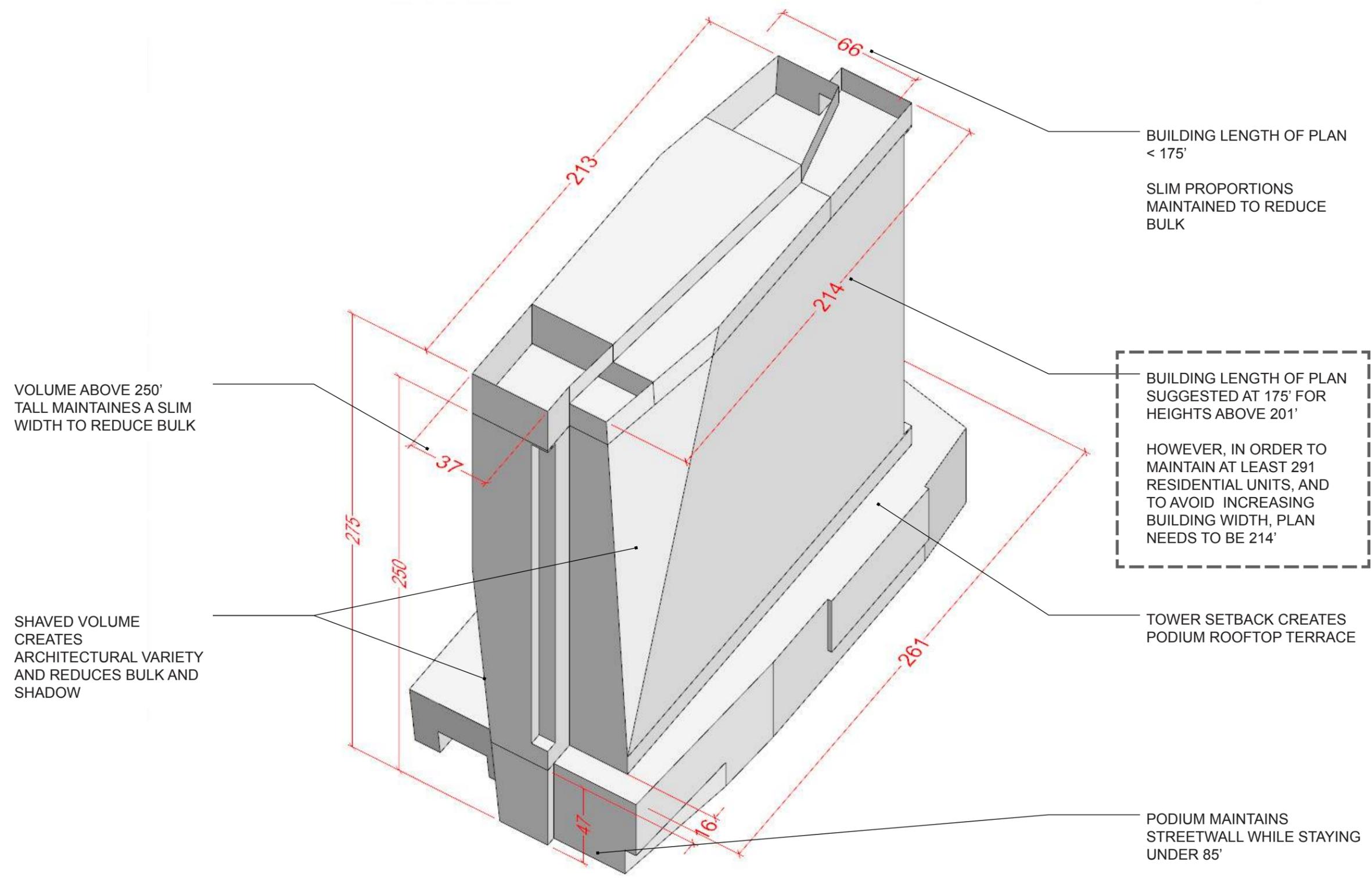
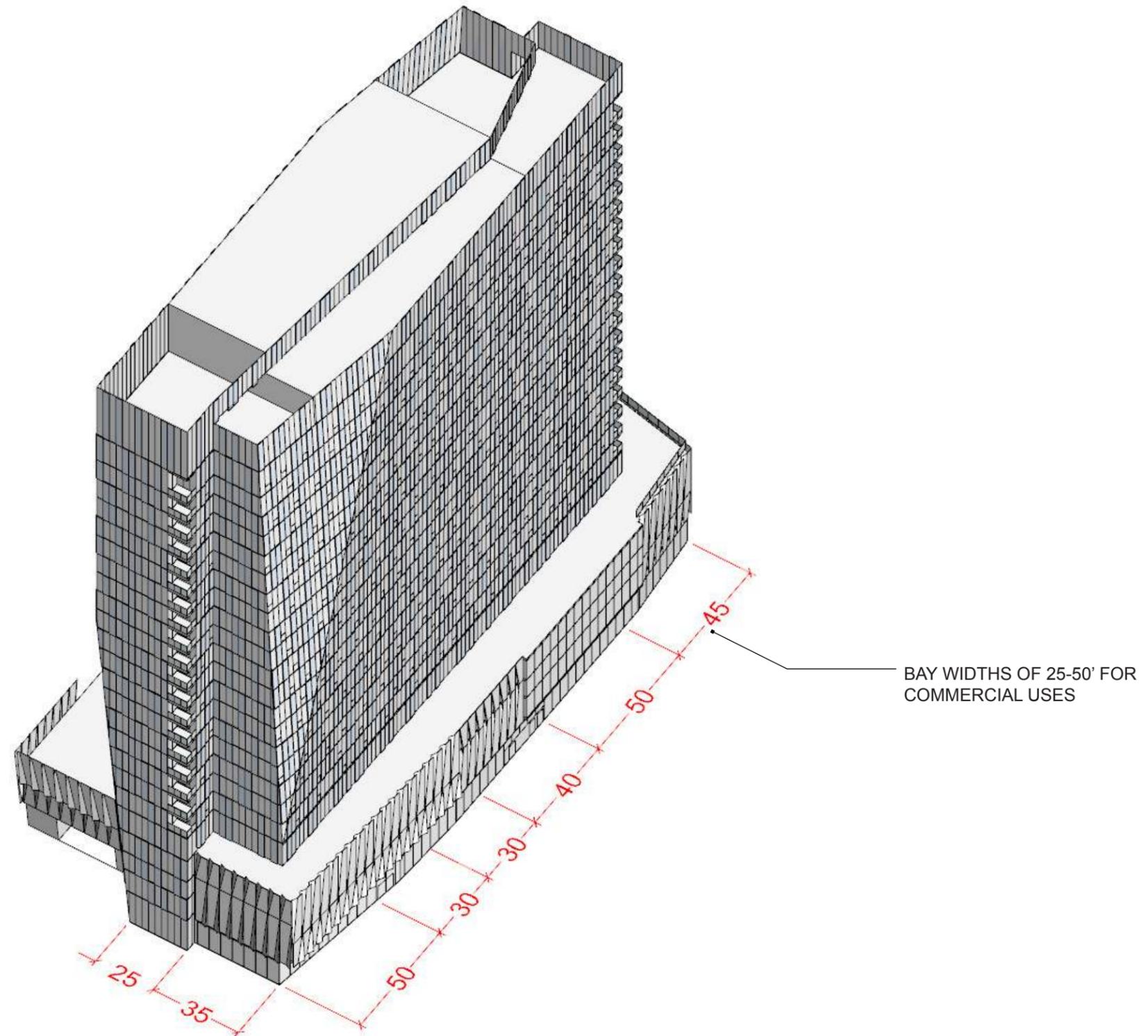


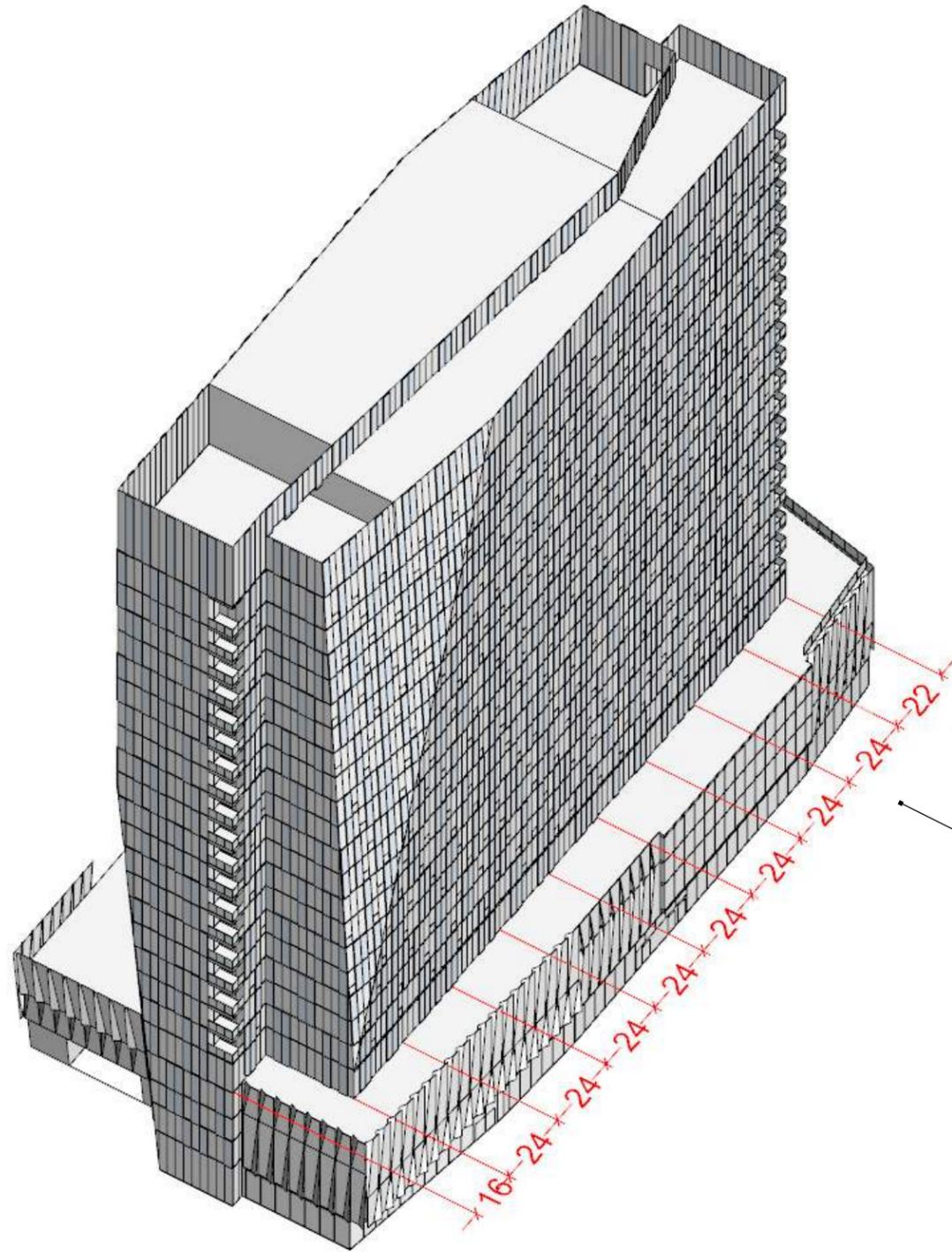
FIGURE D47

**BUILDING 1**  
 BUILT FORM - SCALE AND MASSING





BAY WIDTHS OF 25-50' FOR COMMERCIAL USES

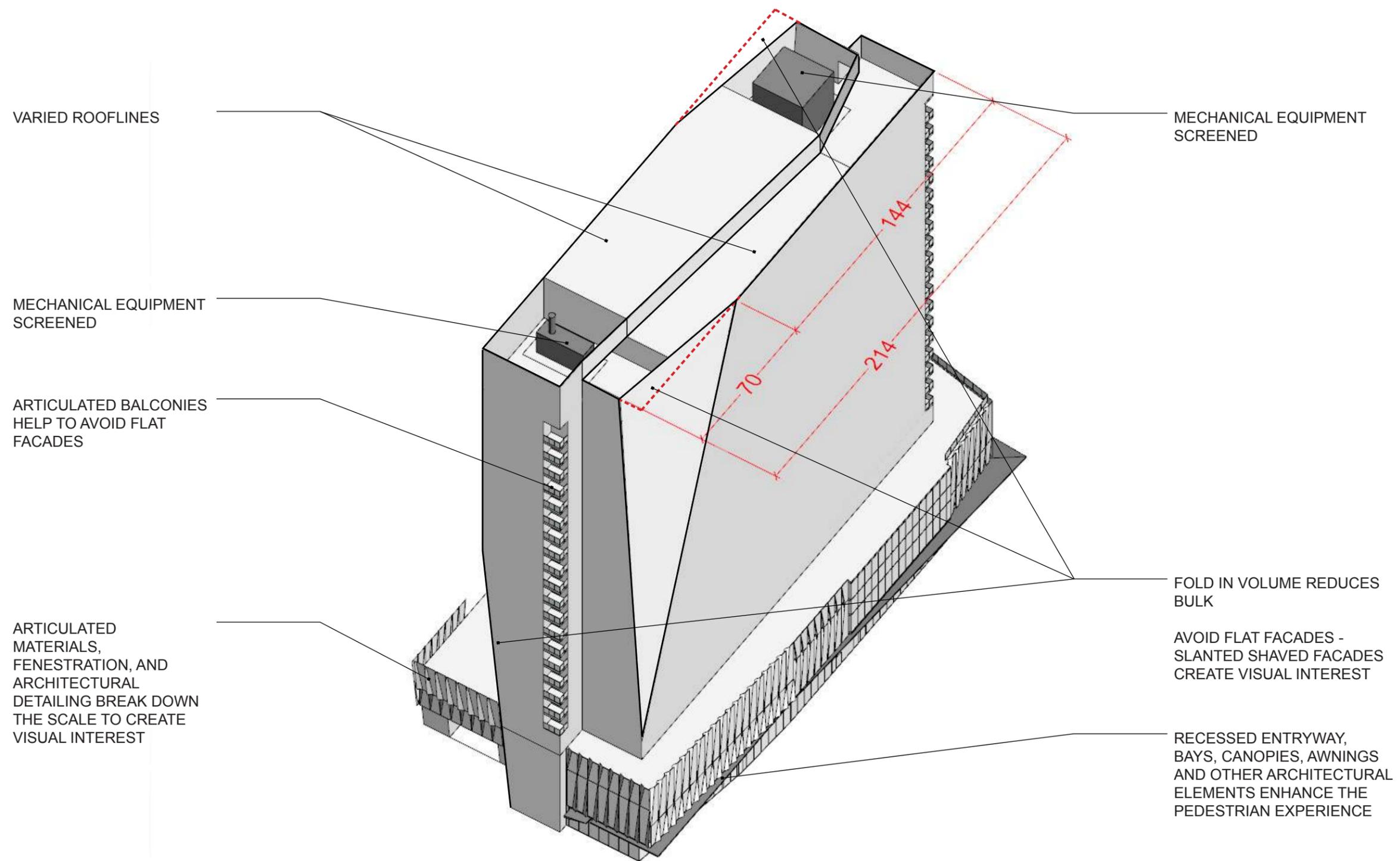


BAY WIDTHS OF 16-25' FOR RESIDENTIAL USES



**BUILDING 1**  
BUILT FORM - VISUAL INTEREST

FIGURE D49  
MIT KENDALL SQUARE  
Response to K2C2



**BUILDING 1**  
BUILT FORM - VISUAL INTEREST

FIGURE D50

ACTIVE USE FRONTAGE

SERVICE FRONTAGE

78% Active Use Frontage at Major Public Streets: (Main Street, Third Street, Broad Canal Way)

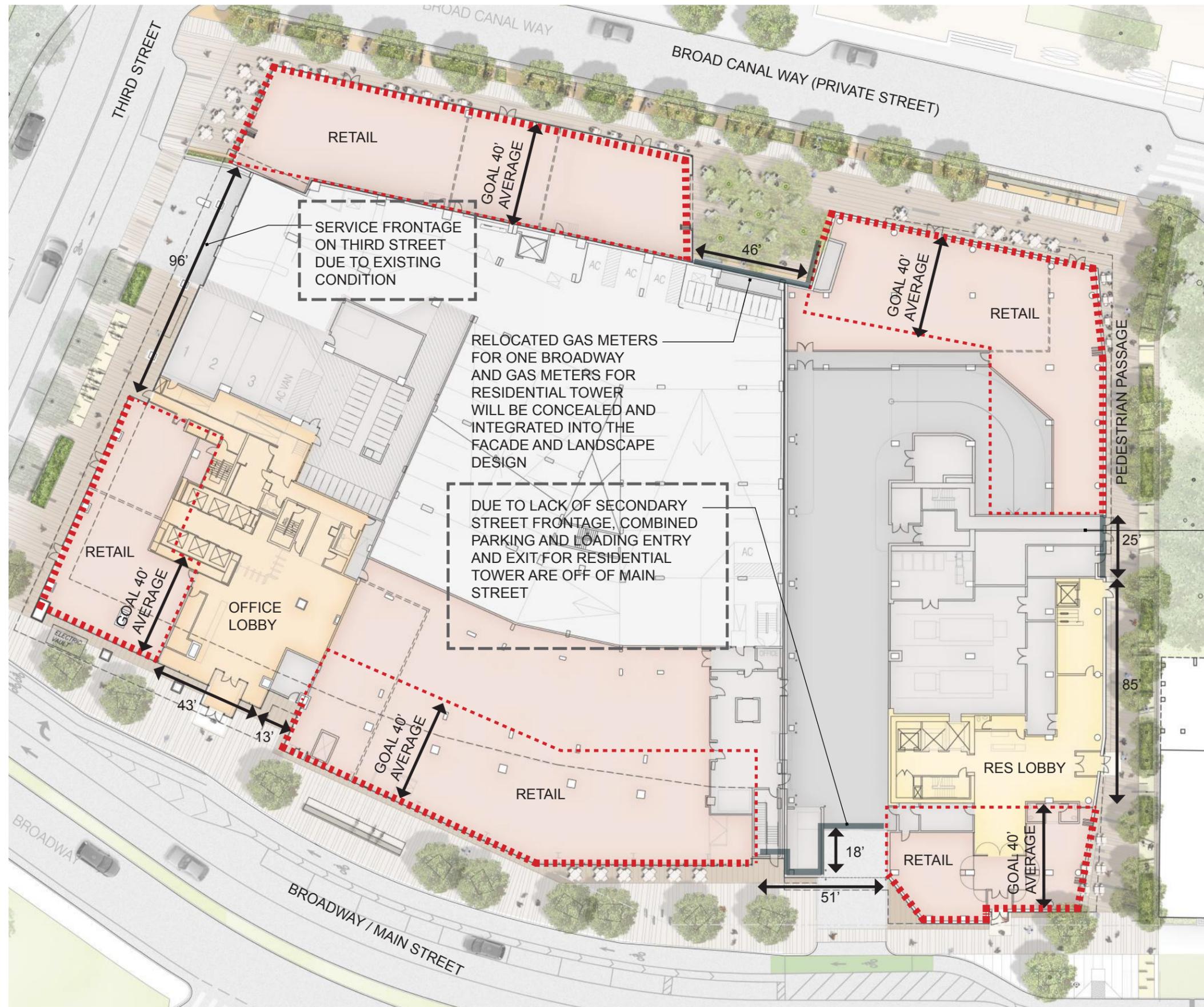
51% Active Use Frontage at Secondary Street (Pedestrian passage)

Zoning does not require 75% Active Use Frontage on Third Street.

RETAIL / ACTIVE USE

RESIDENTIAL

SERVICE / MECHANICAL



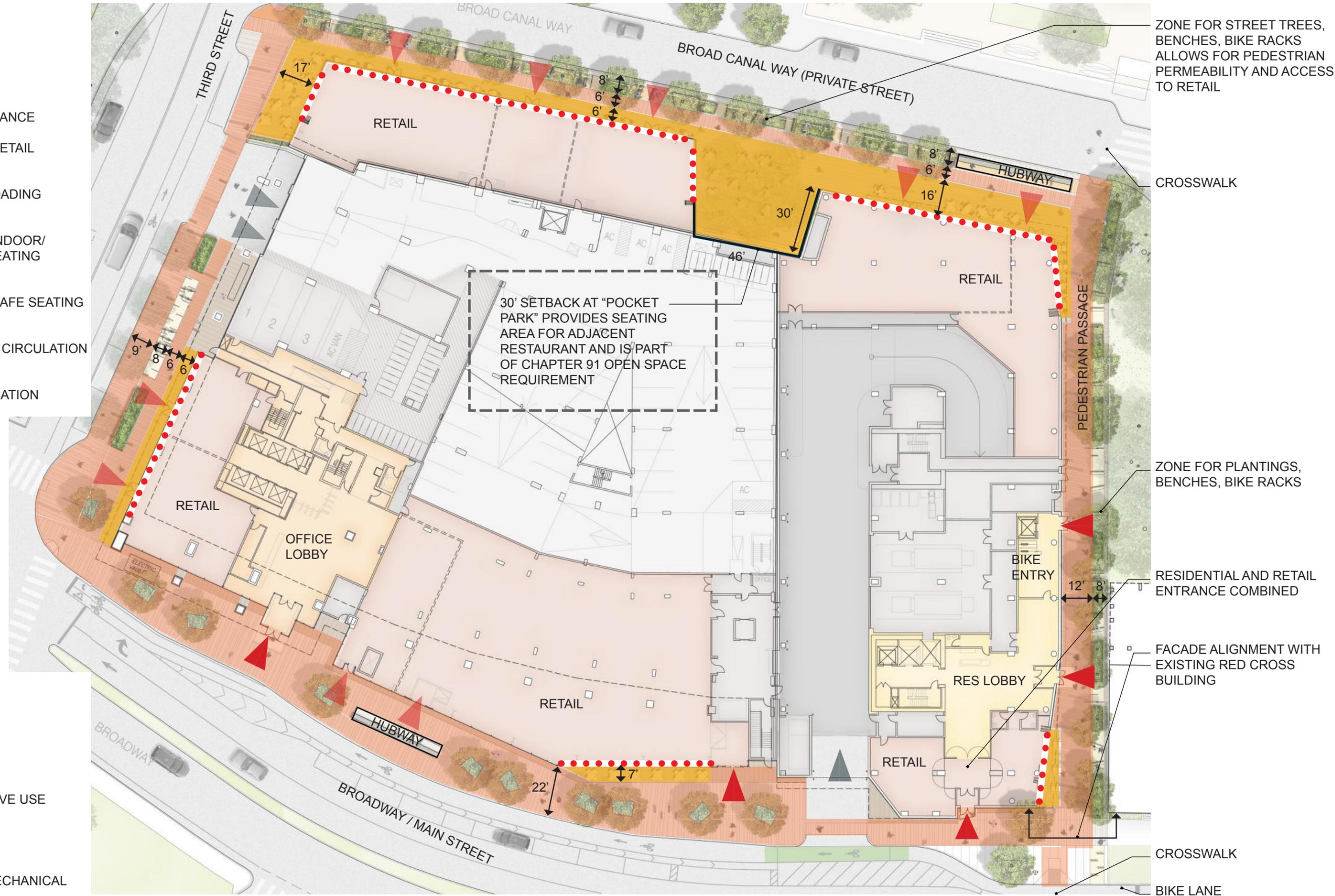
EMERGENCY EGRESS  
FIRE PUMP ROOM ACCESS  
WATER SERVICE ROOM

FIGURE D51

### BUILDING 1 GROUND FLOOR - USES & FACADES



-  MAJOR ENTRANCE
-  POTENTIAL RETAIL ENTRANCE
-  PARKING / LOADING ENTRANCE
-  POTENTIAL INDOOR/OUTDOOR SEATING THRESHOLD
-  POTENTIAL CAFE SEATING ZONE
-  PEDESTRIAN CIRCULATION ZONE
-  HUBWAY LOCATION



-  RETAIL / ACTIVE USE
-  RESIDENTIAL
-  SERVICE / MECHANICAL

FIGURE D52

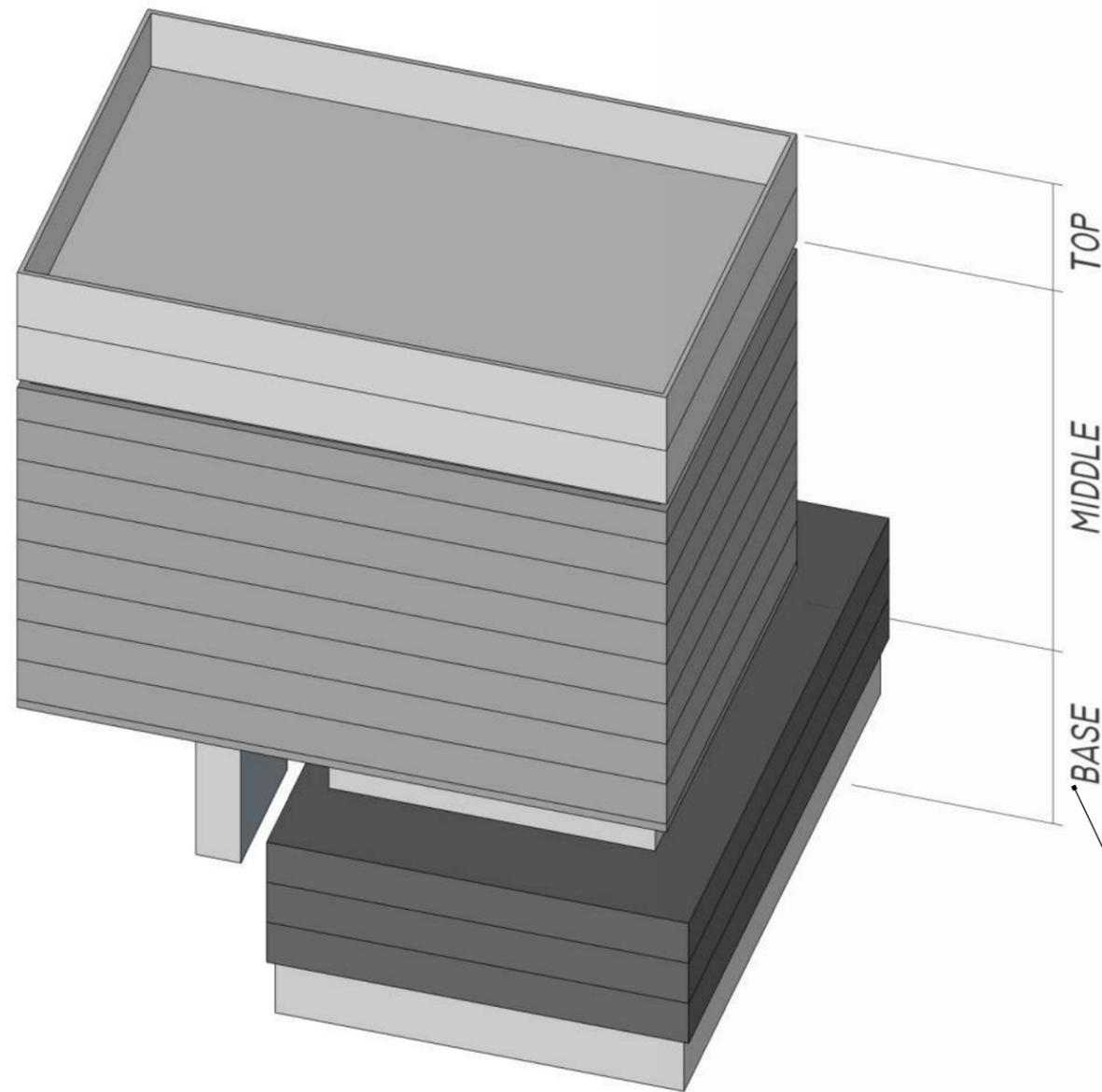


**BUILDING 1**  
GROUND FLOOR

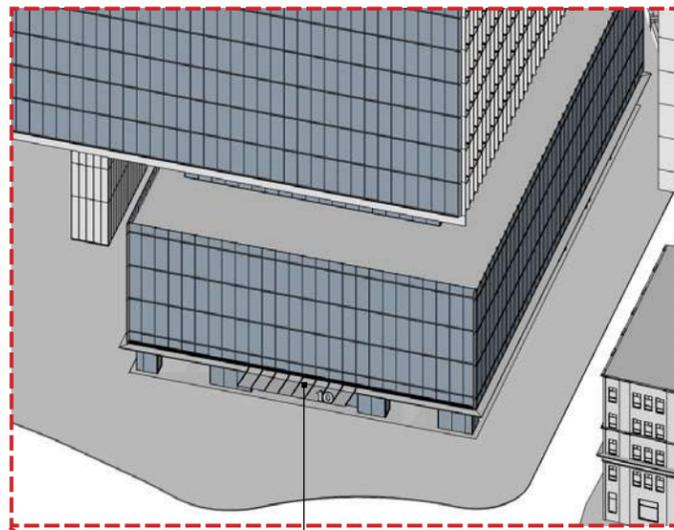
**BUILDING 1**  
GROUND FLOOR - SETBACKS & ENTRANCES

**MIT KENDALL SQUARE**  
Response to K2C2

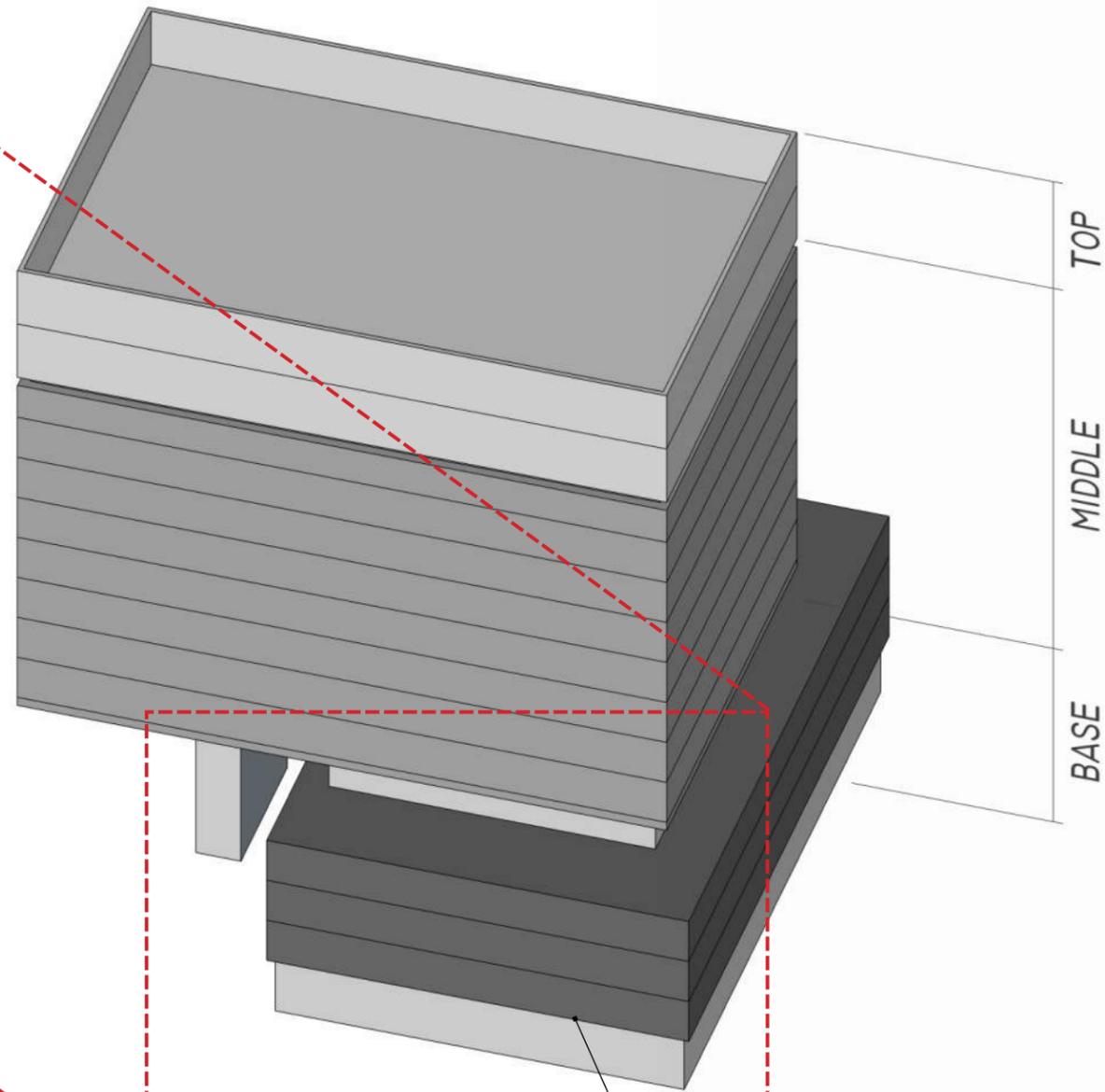
2



CLEARLY EXPRESSED  
BASE, MIDDLE, AND TOP  
FOR TALL BUILDINGS.



AT THE FIRST FLOORS  
(BOTTOM 20 FEET) OF  
BUILDINGS, WHERE  
BUILDINGS RELATE TO  
THE STREET AND  
PEDESTRIANS



THE BUILDING IS DELIBERATELY SET BACK  
SLIGHTLY FROM THE NORTH PROPERTY  
LINE TO CREATE AMPLE SPACE FOR SHOPS  
AND RESTAURANTS TO SPILL OUT TO THE  
SIDEWALK.

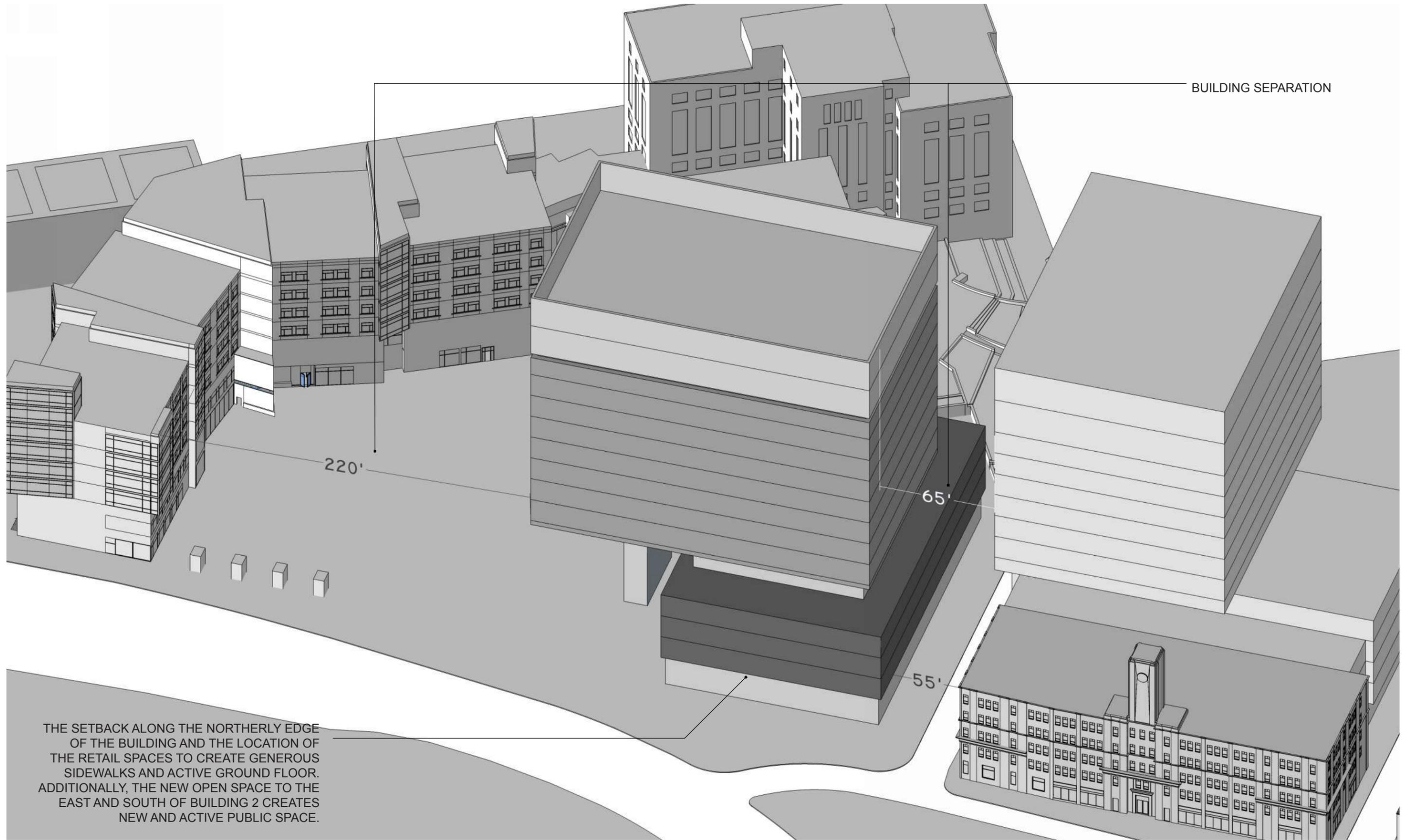
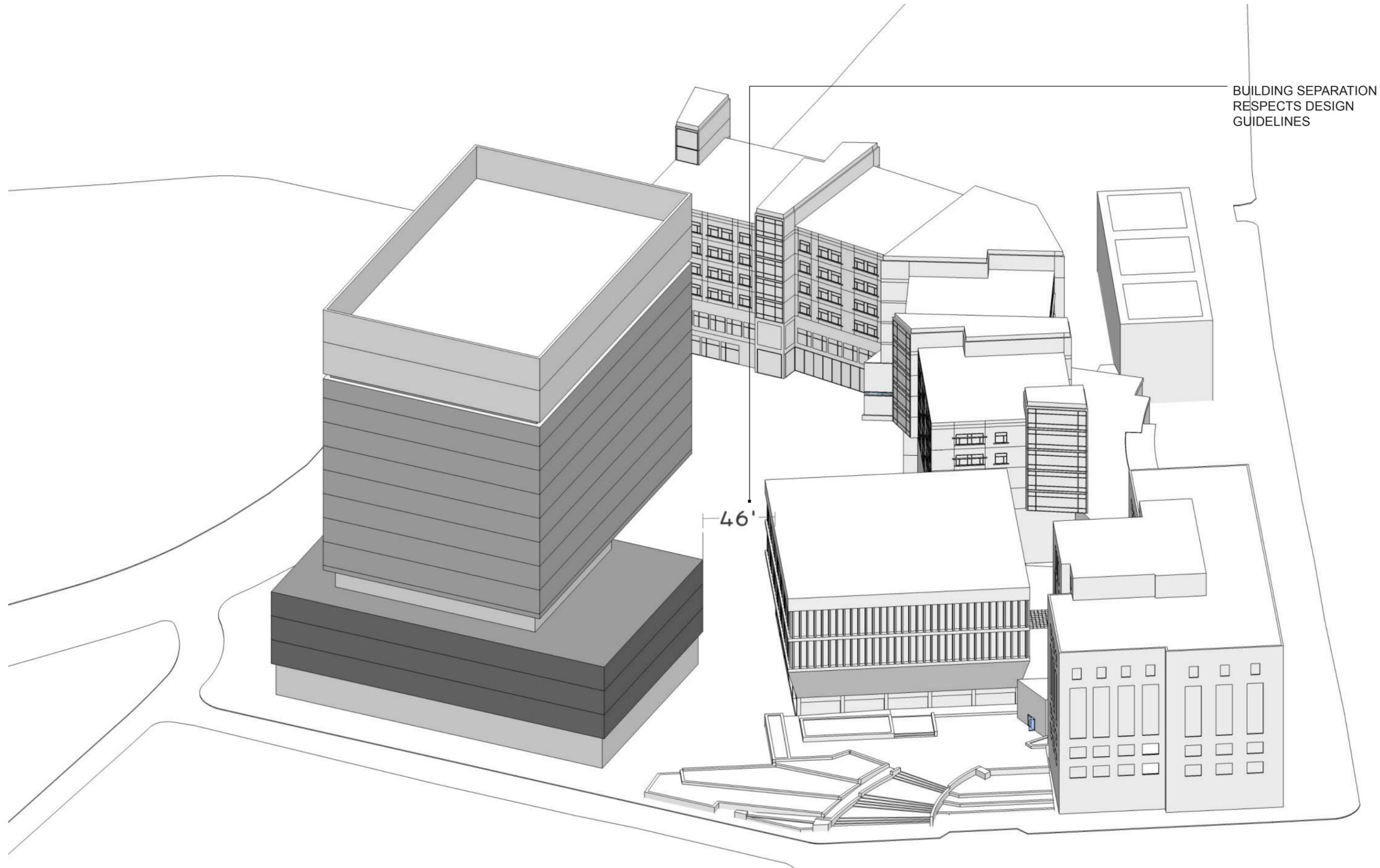


FIGURE D56



**BUILDING 2**  
 BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE  
 Response to K2C2



BUILDING SEPARATION  
RESPECTS DESIGN  
GUIDELINES

46'

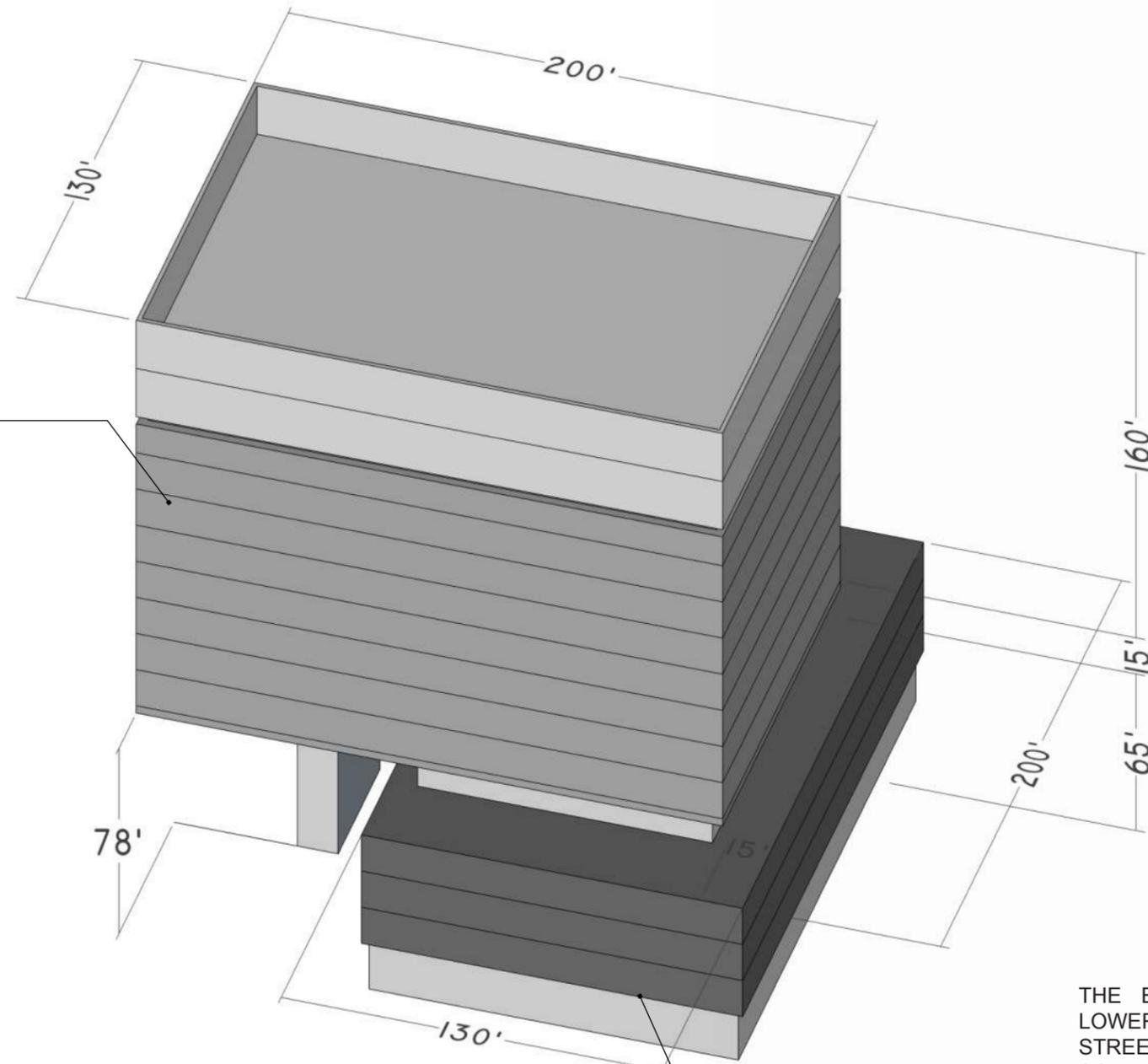


**BUILDING 2**  
BUILT FORM - SCALE AND MASSING

FIGURE D57

MIT KENDALL SQUARE  
Response to K2C2

THE UPPER VOLUME IS ROTATED 90 DEGREES TO THE LOWER VOLUME ORIENTATING THE BUILDING MASS TO CONFORM TO THE PRIMARY MAIN STREET FRONTAGE. THE JUXTAPOSITION OF THE BUILDING MASSING CREATES A DYNAMIC CANTILEVER AND REDUCES THE OVERALL VISUAL IMPACT ON THE SURROUNDS. ADDITIONALLY, THE SHIFTING OF THE MASSES CREATES UNIQUE OUTDOOR SPACE ON THE ROOF OF THE LOWER MASS AND AT THE BUILDING CANTILEVER.



THE BASE VOLUME IS COMPOSED OF A LOWER MASS SIMILAR IN HEIGHT TO 238 MAIN STREET AND IS ORIENTATED IN A NORTH-SOUTH DIRECTION PARALLEL TO WADSWORTH STREET; THIS ORIENTATION ALLOWS FOR AN INCREASED GROUND LEVEL OPEN SPACE TO THE EAST CREATING AN EXTENSION OF THE EXISTING OPEN SPACE FRONTING THE MIT SLOAN SCHOOL.

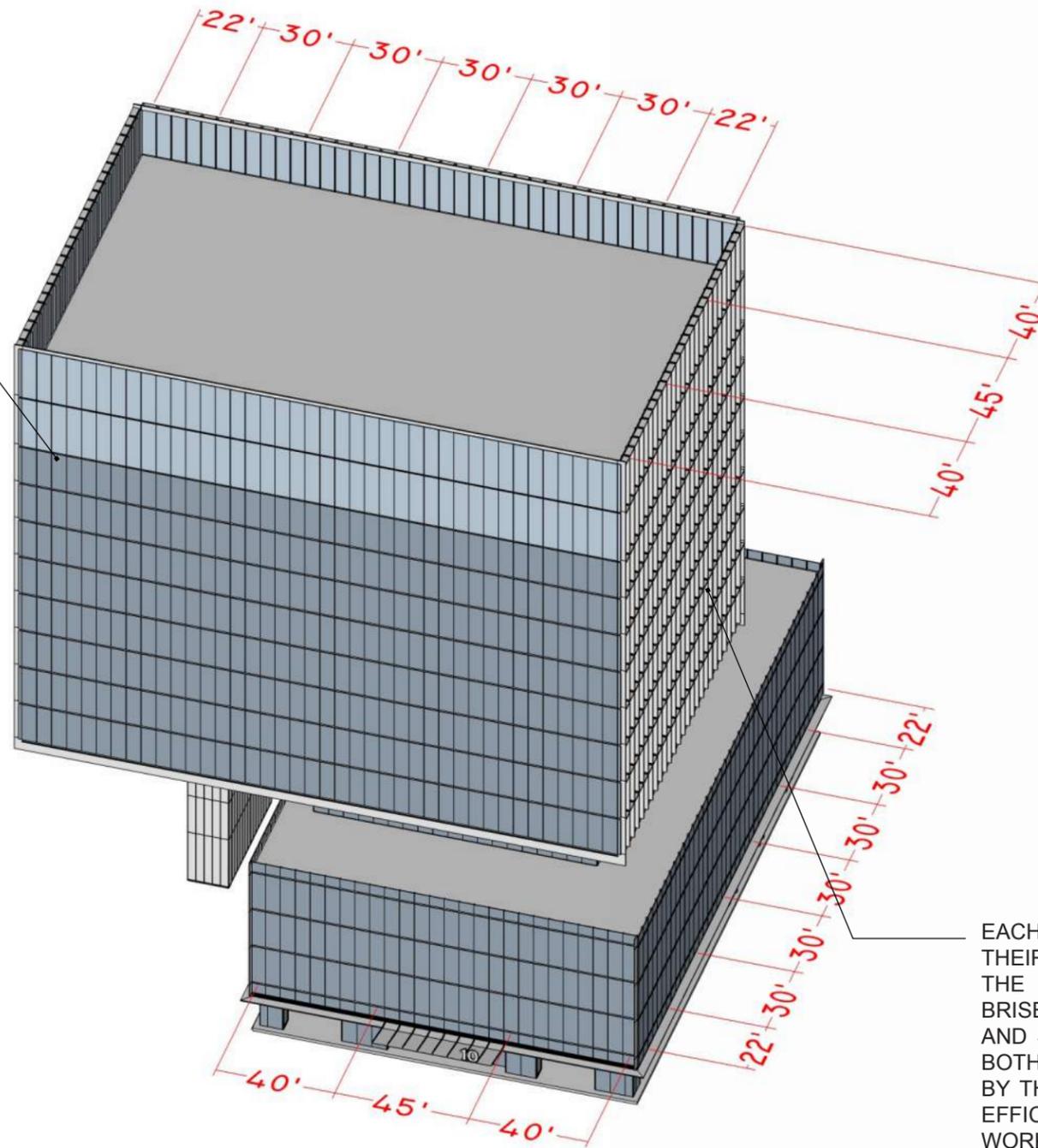
FIGURE D58



**BUILDING 2**  
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE  
Response to K2C2

THE BUILDING'S BUILDING ENVELOPE WILL BE HIGH PERFORMANCE



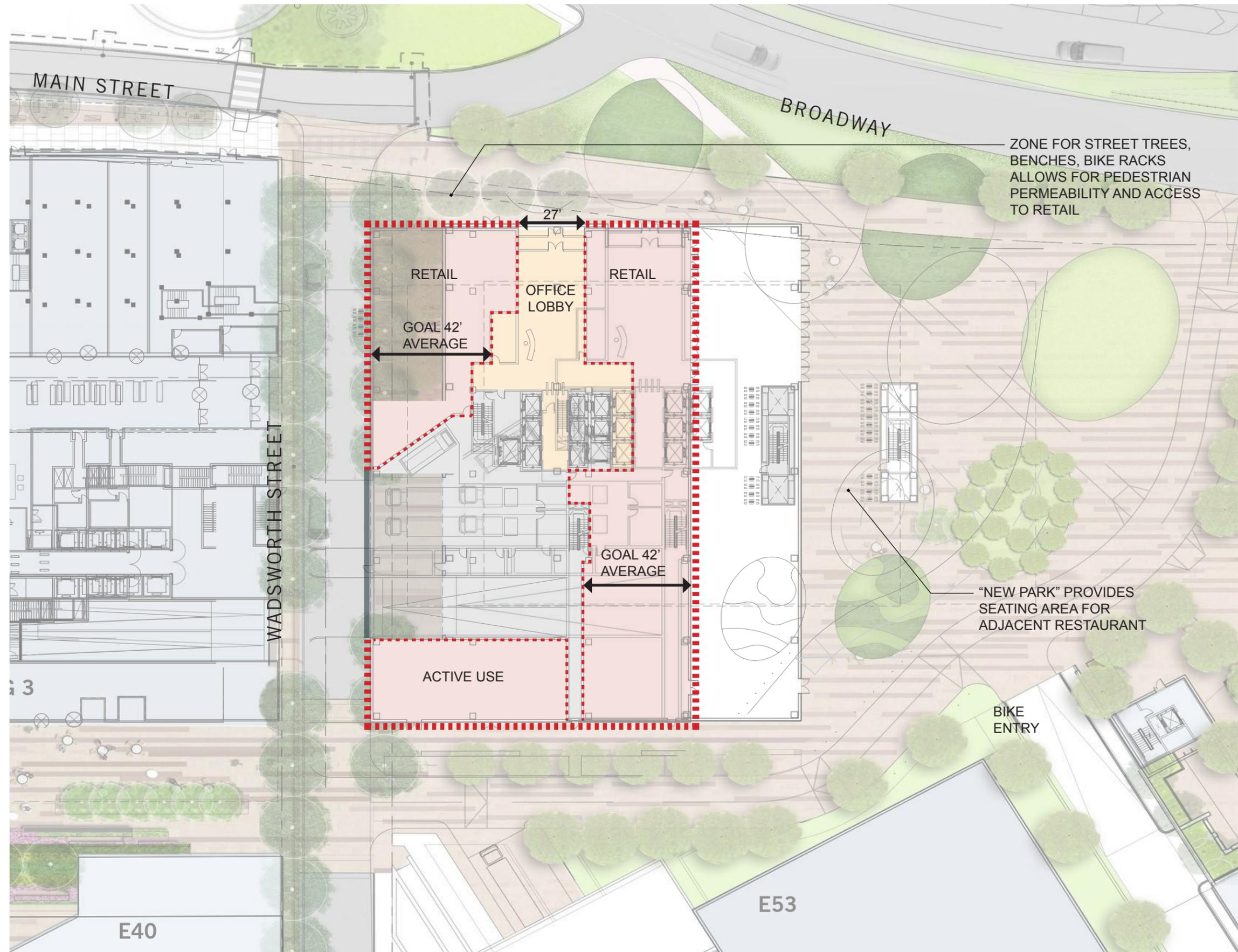
EACH OF THE BUILDINGS FACADES ADDRESS THEIR RESPECTIVE SOLAR EXPOSURES WITH THE ADDITION OF A CAREFULLY DETAILED BRISE-SOLEIL SYSTEM ON THE EAST, WEST AND SOUTH FACADES IN ORDER TO REDUCE BOTH THE HEAT GAIN AND GLARE CAUSED BY THE SUN, RESULTING IN HIGHER ENERGY EFFICIENCY AND SUPERIOR INTERNAL WORKING ENVIRONMENT.

- ACTIVE USE FRONTAGE
- SERVICE FRONTAGE

73% Active Use Frontage at Major Public Streets: (Main Street, Wadsworth Street)

98% Active Use Frontage at Secondary Street (Pedestrian passage / vehicular connection to Sloan School)

- RETAIL / ACTIVE USE / MUSEUM
- LAB / OFFICE COMMON SPACE
- LAB / OFFICE SPACE
- SERVICE / MECHANICAL



ZONE FOR STREET TREES, BENCHES, BIKE RACKS ALLOWS FOR PEDESTRIAN PERMEABILITY AND ACCESS TO RETAIL

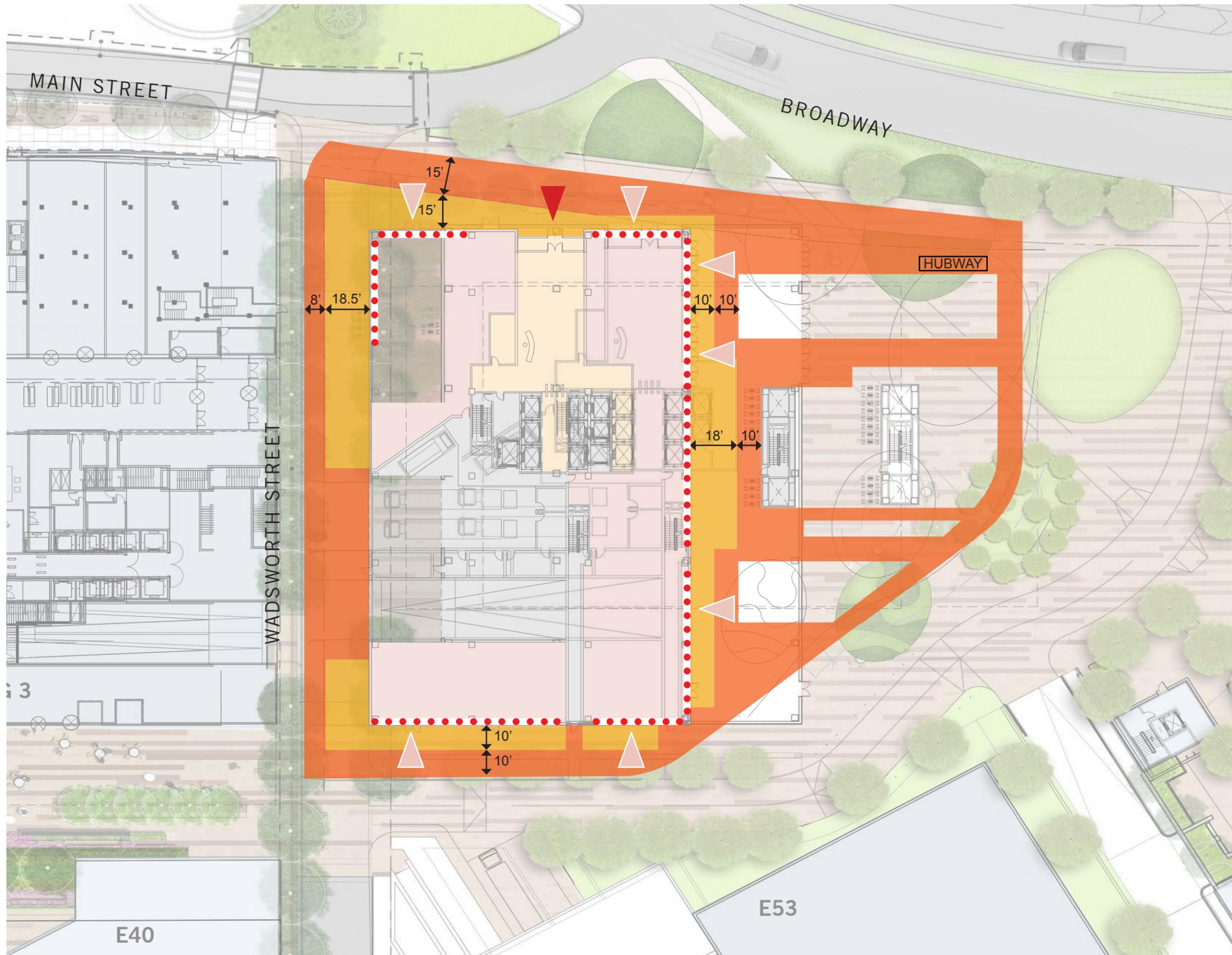
"NEW PARK" PROVIDES SEATING AREA FOR ADJACENT RESTAURANT

FIGURE D60

**BUILDING 2**  
GROUND FLOOR - USES & FACADES



-  MAJOR ENTRANCE
-  POTENTIAL RETAIL ENTRANCE
-  PARKING / LOADING ENTRANCE
-  POTENTIAL INDOOR/ OUTDOOR SEATING THRESHOLD
-  POTENTIAL CAFE SEATING ZONE
-  PEDESTRIAN CIRCULATION ZONE
-  HUBWAY HUBWAY LOCATION



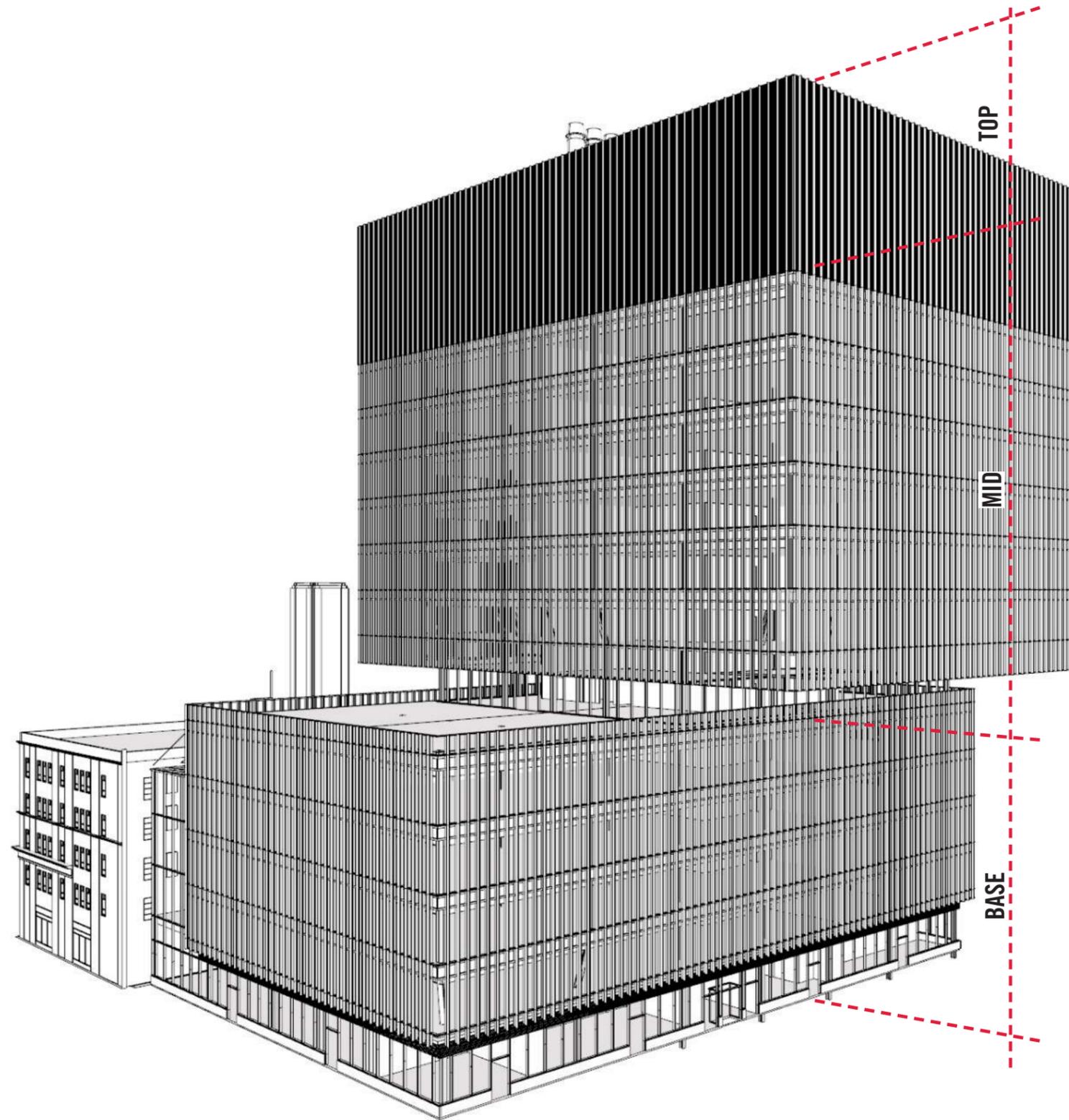
- RETAIL / ACTIVE USE / MUSEUM
- LAB / OFFICE COMMON SPACE
- LAB / OFFICE SPACE
- SERVICE / MECHANICAL

FIGURE D61

**BUILDING 2**  
GROUND FLOOR - SETBACKS & ENTRANCES

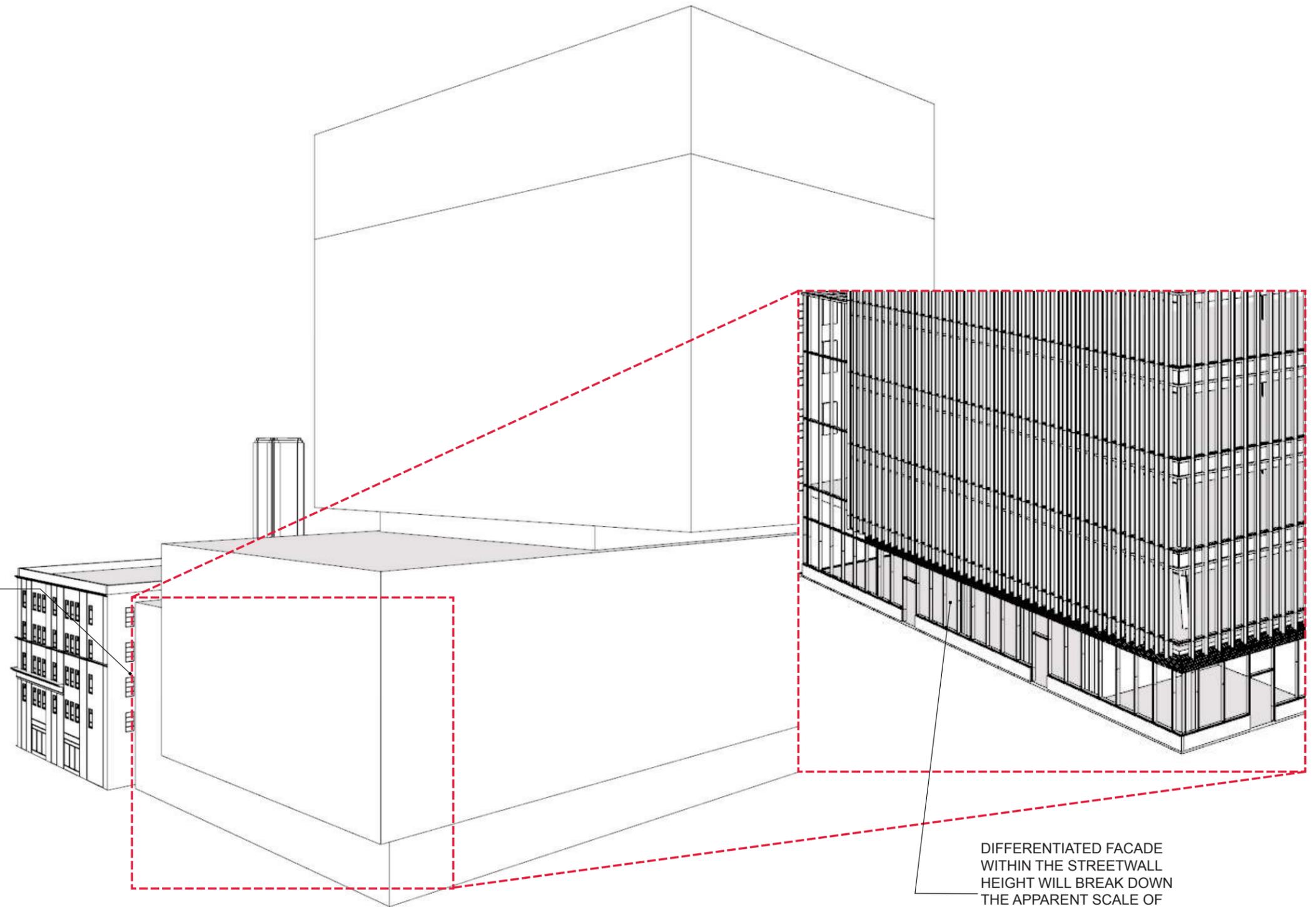


3



CLEARLY EXPRESSED  
BASE, MIDDLE, AND TOP  
FOR TALL BUILDINGS.

SPECIAL ATTENTION PAID TO THE FIRST FLOORS (BOTTOM 20 FEET) OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS



DIFFERENTIATED FACADE WITHIN THE STREETWALL HEIGHT WILL BREAK DOWN THE APPARENT SCALE OF BUILDINGS

FIGURE D64



**BUILDING 3**  
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE  
Response to K2C2

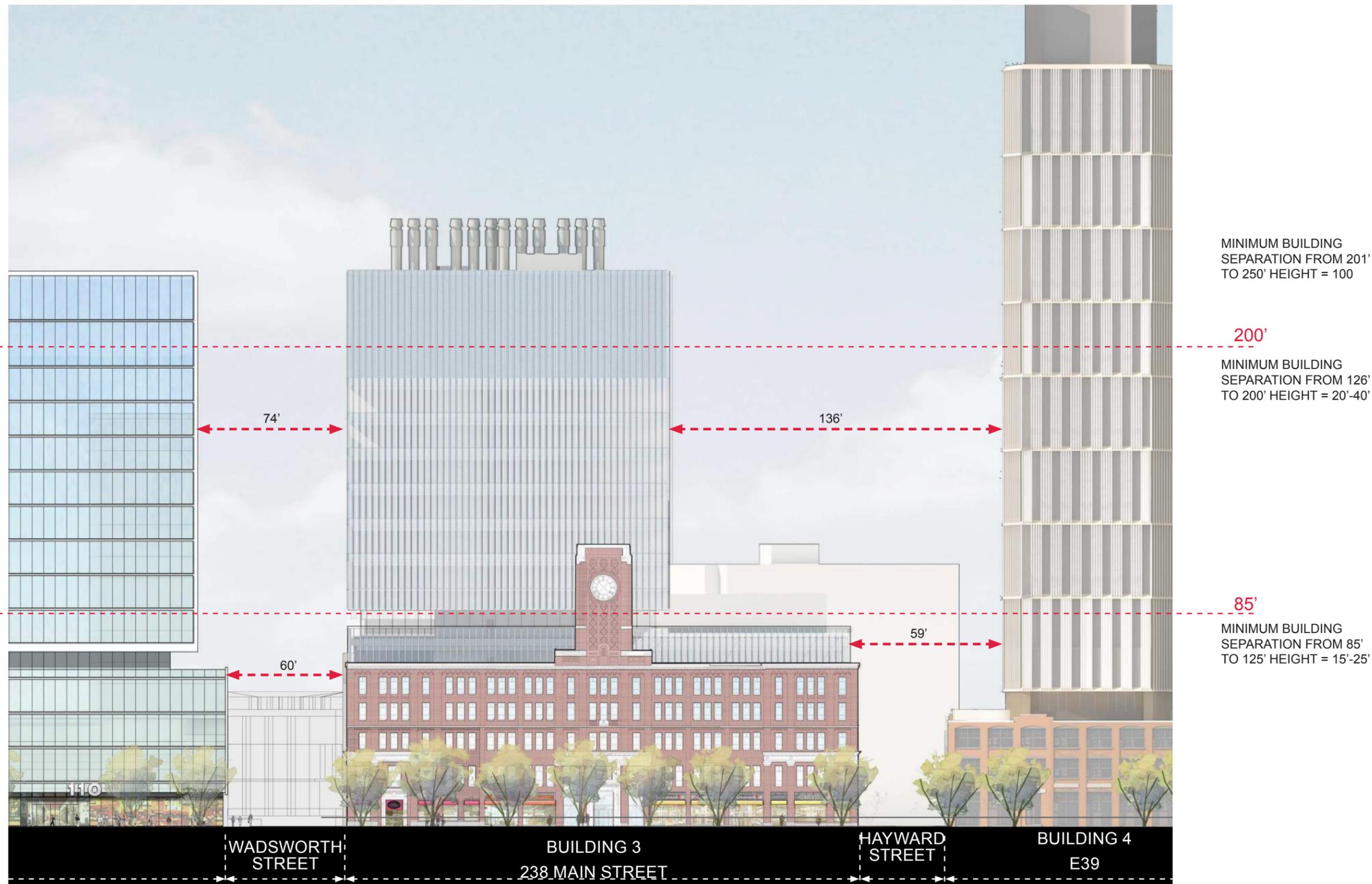


FIGURE D65



**BUILDING 3**  
BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE  
Response to K2C2

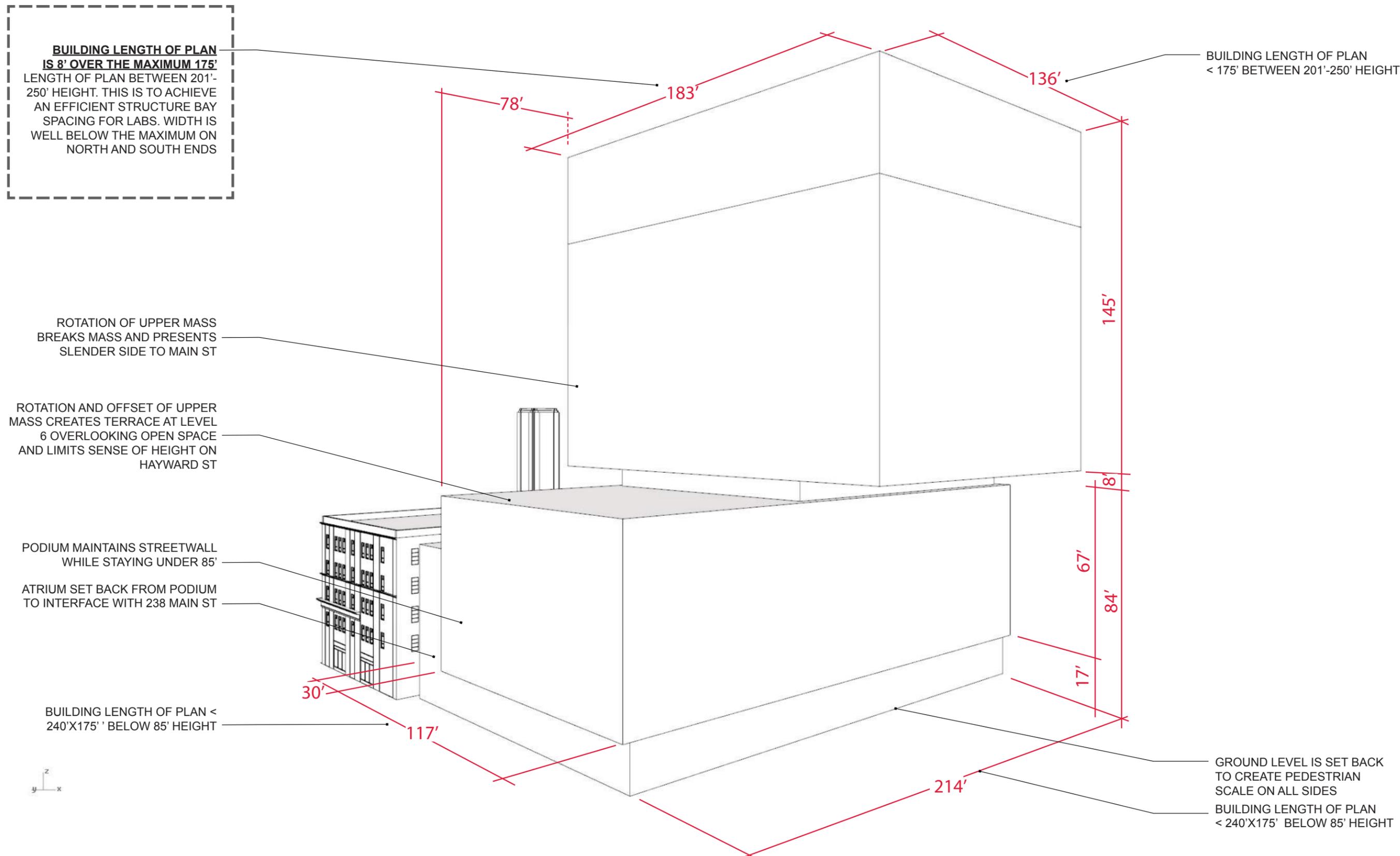


FIGURE D66



**BUILDING 3**  
 BUILT FORM - SCALE AND MASSING

MIT KENDALL SQUARE  
 Response to K2C2

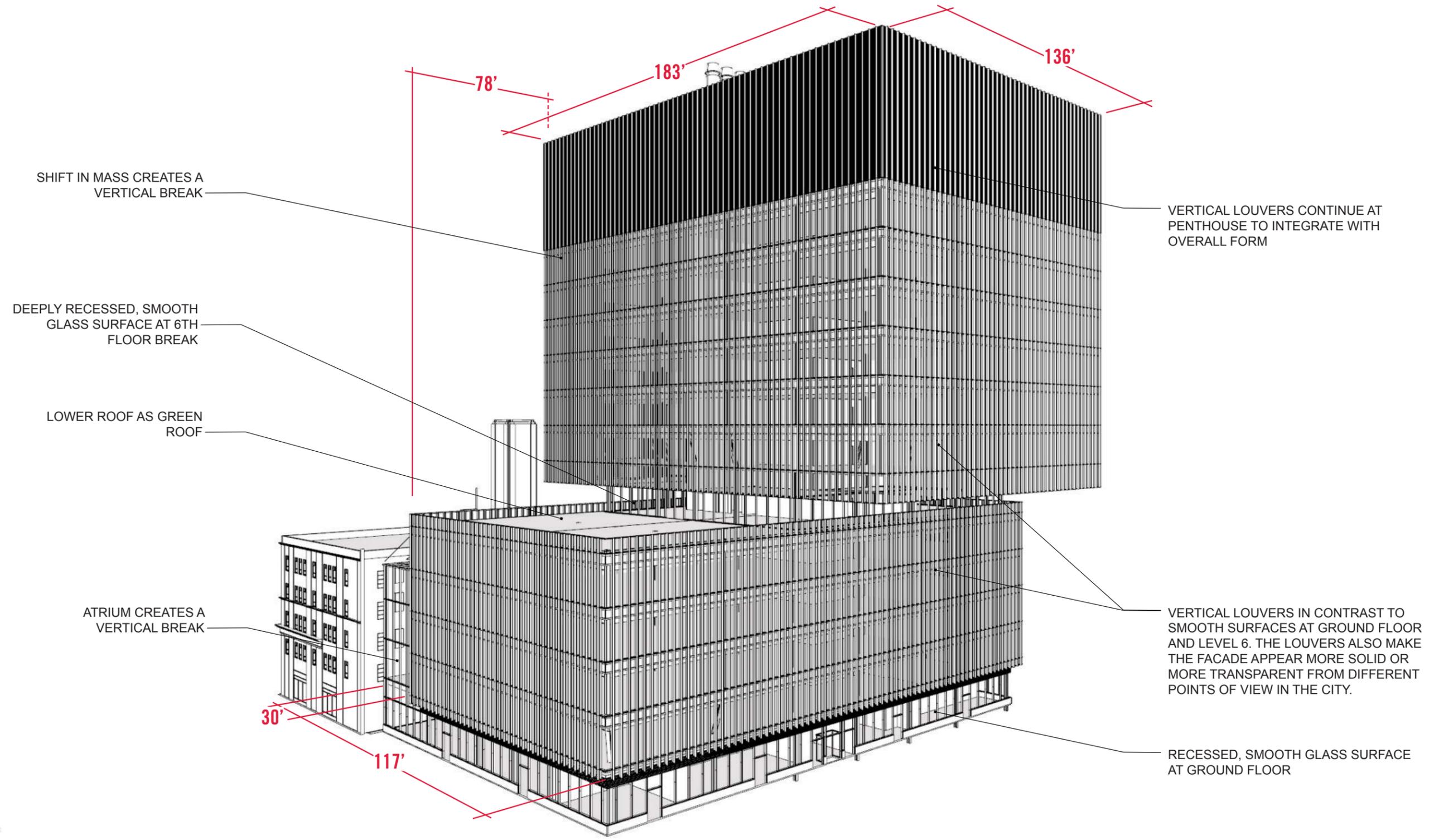


FIGURE D67



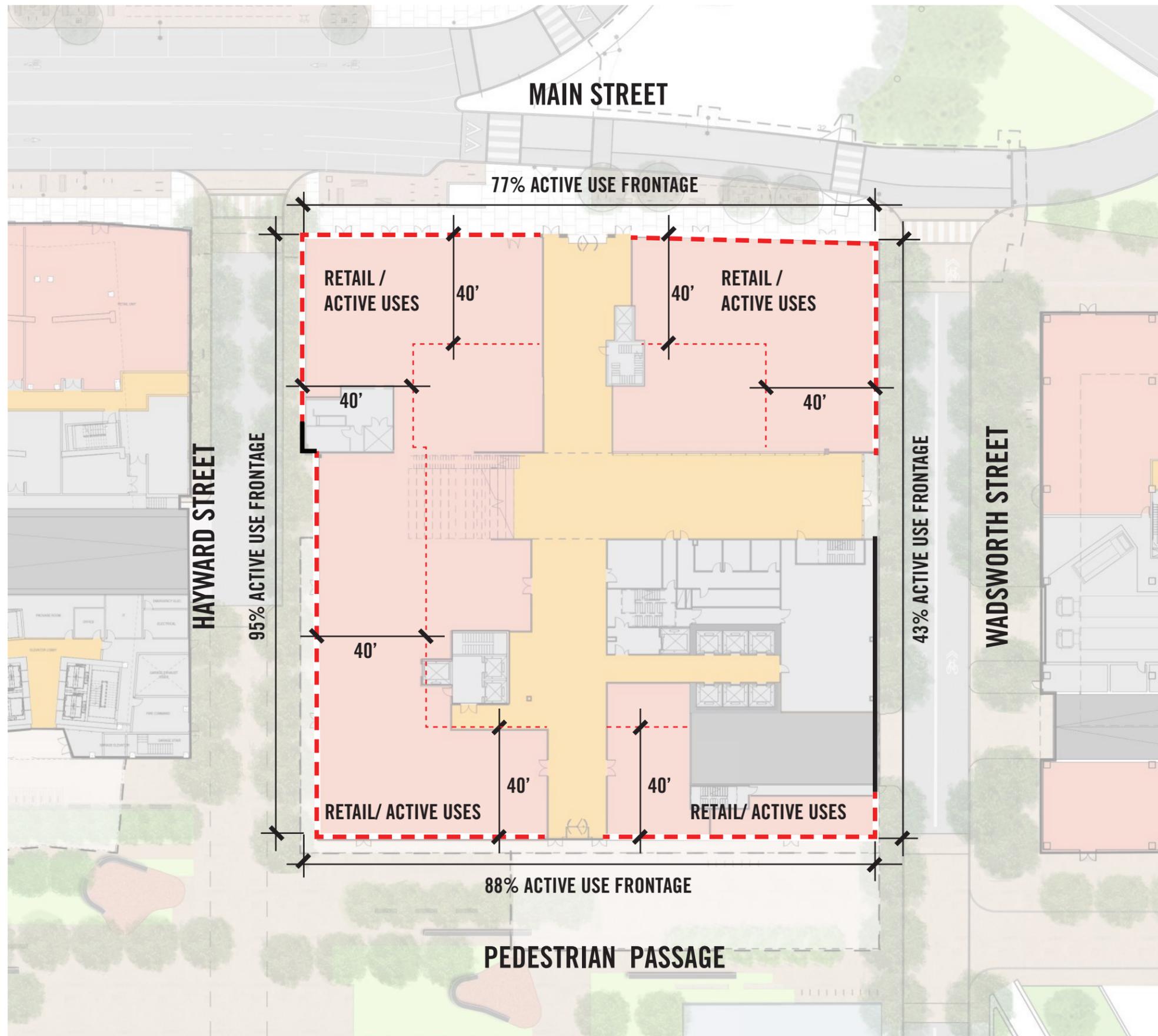
**BUILDING 3**  
BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE  
Response to K2C2

--- ACTIVE USE FRONTAGE  
 — SERVICE FRONTAGE

77% Active Use Frontage at Major Public Street (Main St)

75% Active Use Frontage at Secondary Streets (Wadsworth, Hayward, and Pedestrian Passage)



RETAIL / ACTIVE USE / MUSEUM

LAB / OFFICE COMMON SPACE

LAB / OFFICE SPACE

SERVICE / MECHANICAL

FIGURE D68



**BUILDING 3**  
 GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE  
 Response to K2C2



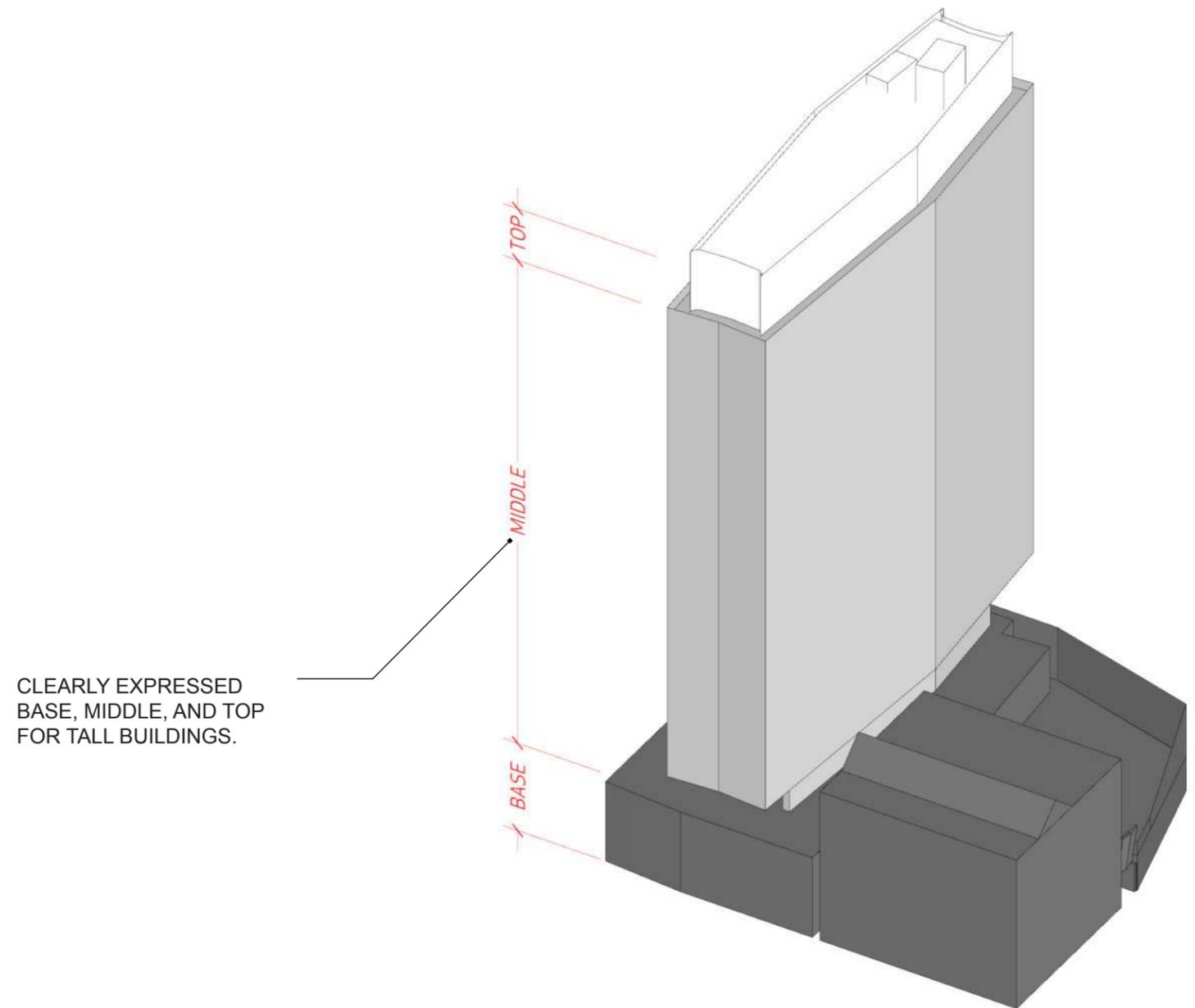
FIGURE D69

**BUILDING 3**  
GROUND FLOOR - SETBACKS & ENTRANCES

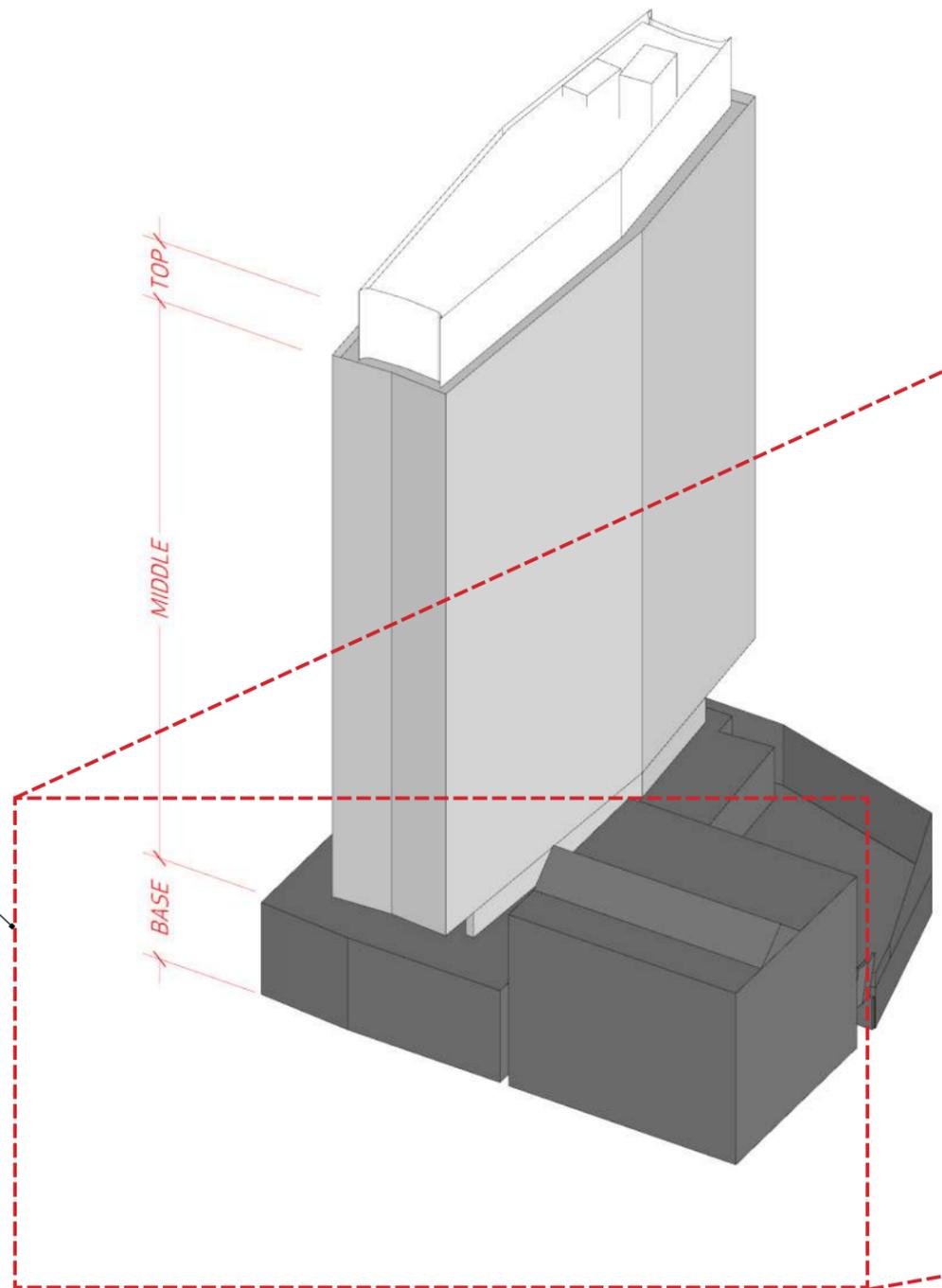
MIT KENDALL SQUARE  
Response to K2C2



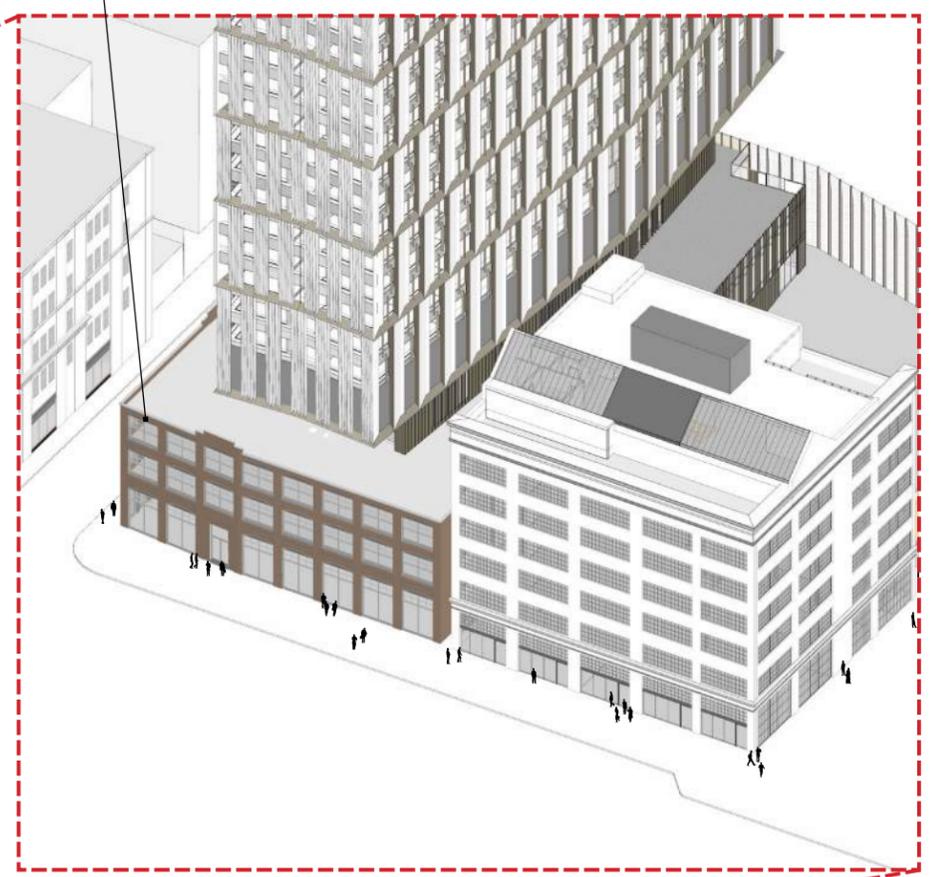
4



SPECIAL ATTENTION  
PAID TO THE HISTORIC  
FACADES OF BUILDINGS,  
WHERE BUILDINGS  
RELATE THE MOST  
TO THE STREET AND  
PEDESTRIANS

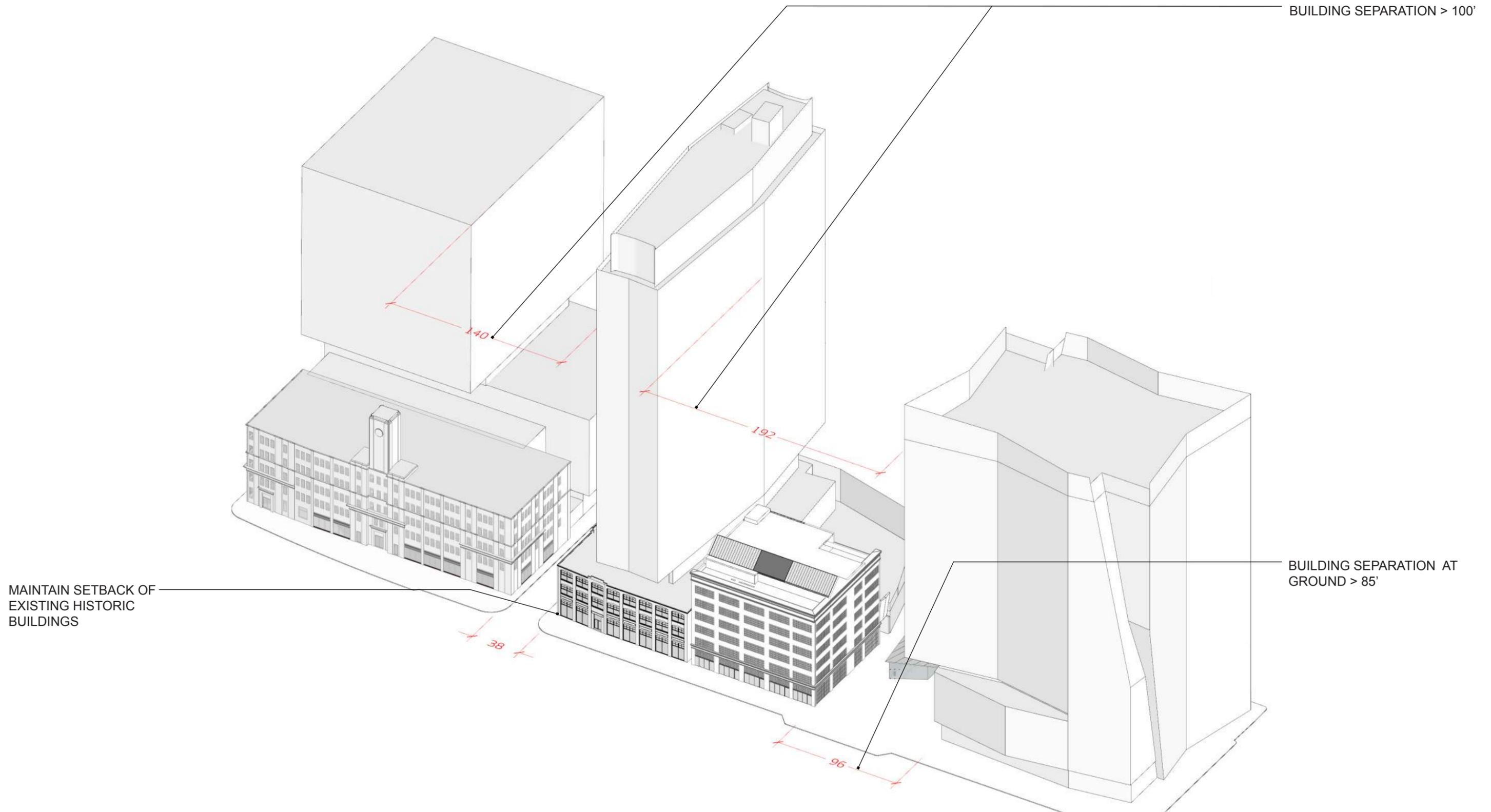


MAINTAIN HISTORIC FACADE  
WITHIN THE STREETWALL  
HEIGHT TO BREAK DOWN  
THE APPARENT SCALE OF  
BUILDINGS



**BUILDING 4**  
BUILT FORM - SCALE AND MASSING

FIGURE D72  
MIT KENDALL SQUARE  
Response to K2C2



**BUILDING 4**  
 BUILT FORM - SCALE AND MASSING

FIGURE D73  
 MIT KENDALL SQUARE  
 Response to K2C2



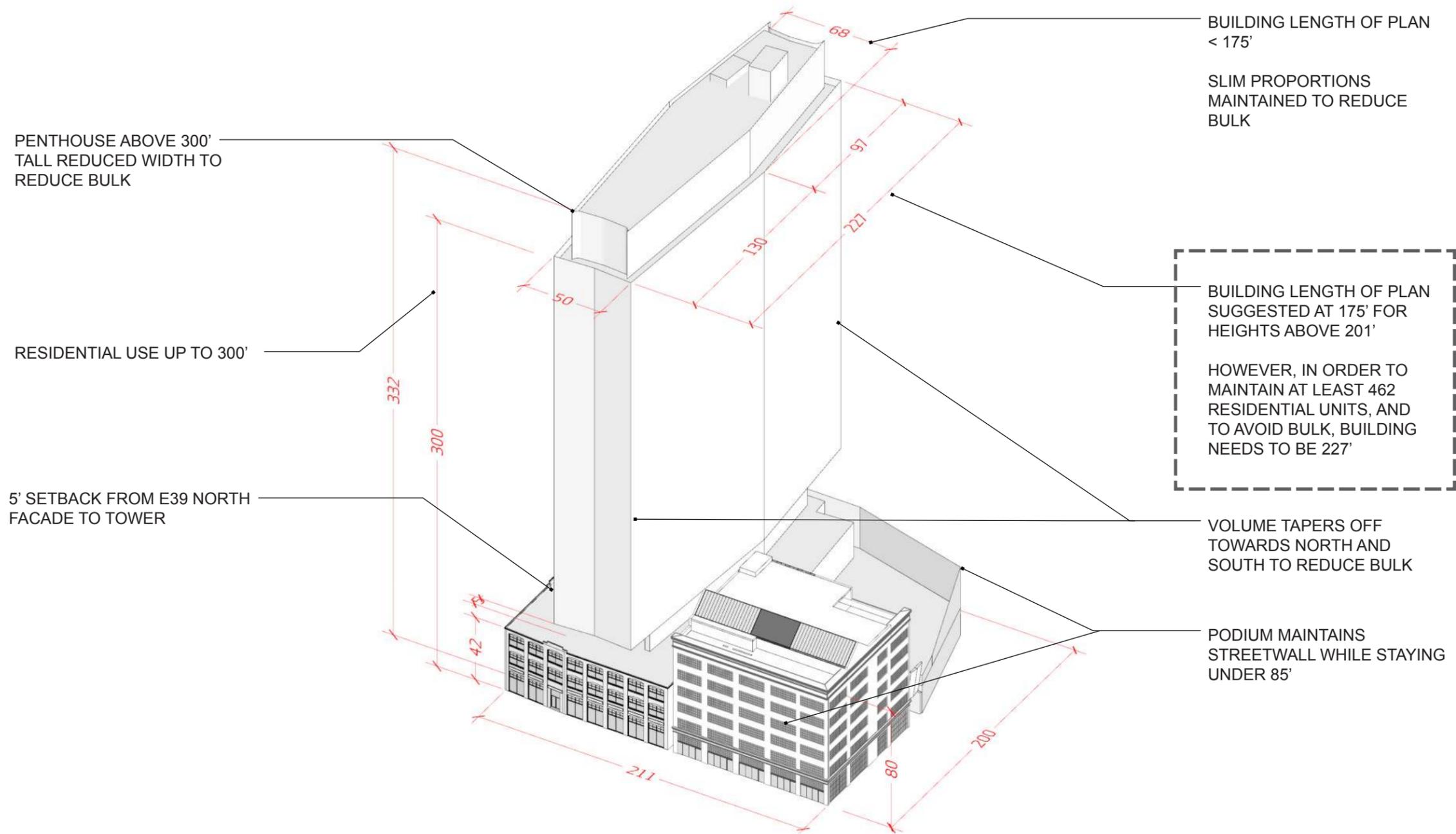
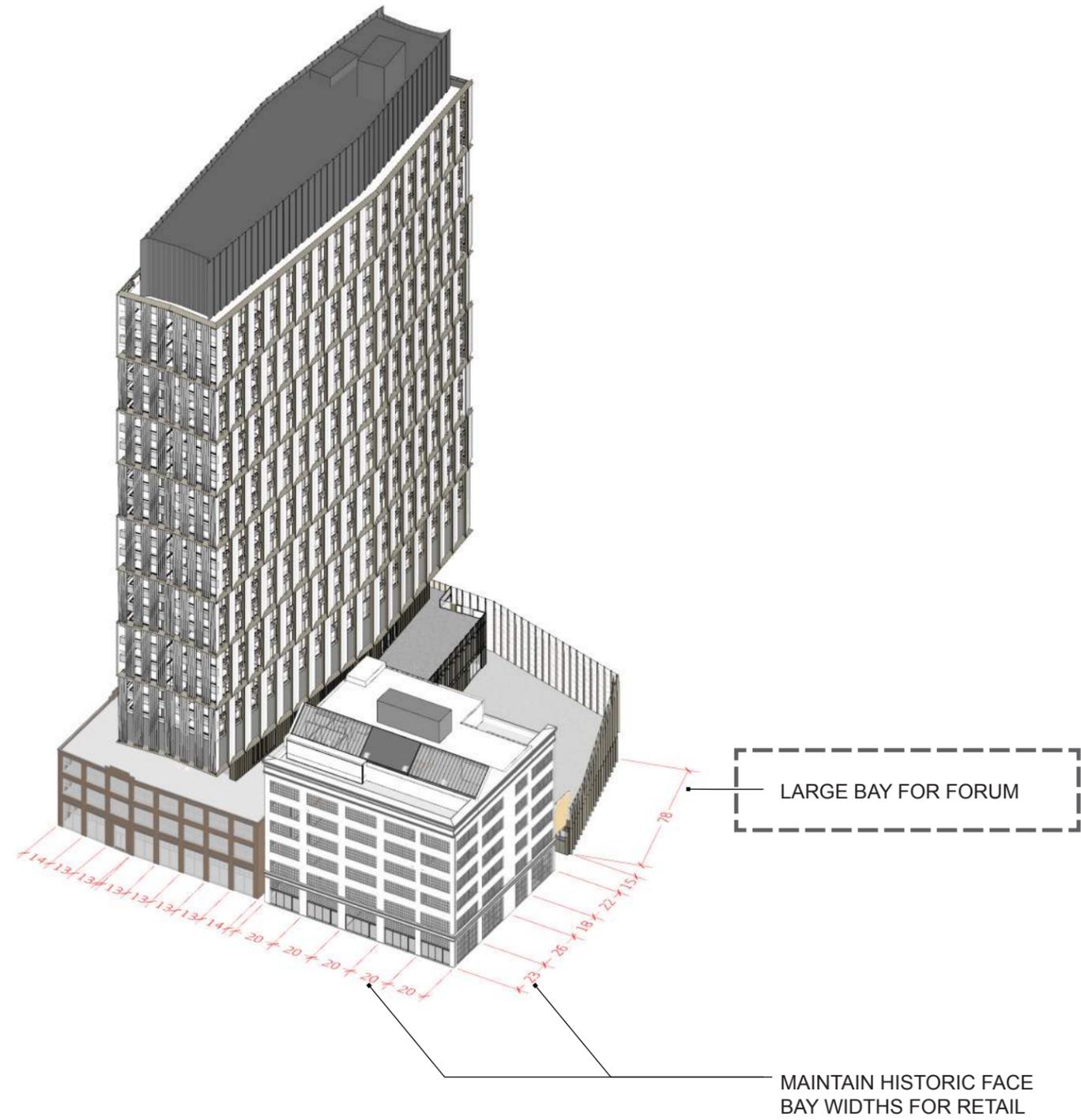


FIGURE D74



**BUILDING 4**  
 BUILT FORM - VISUAL INTEREST

FIGURE D75



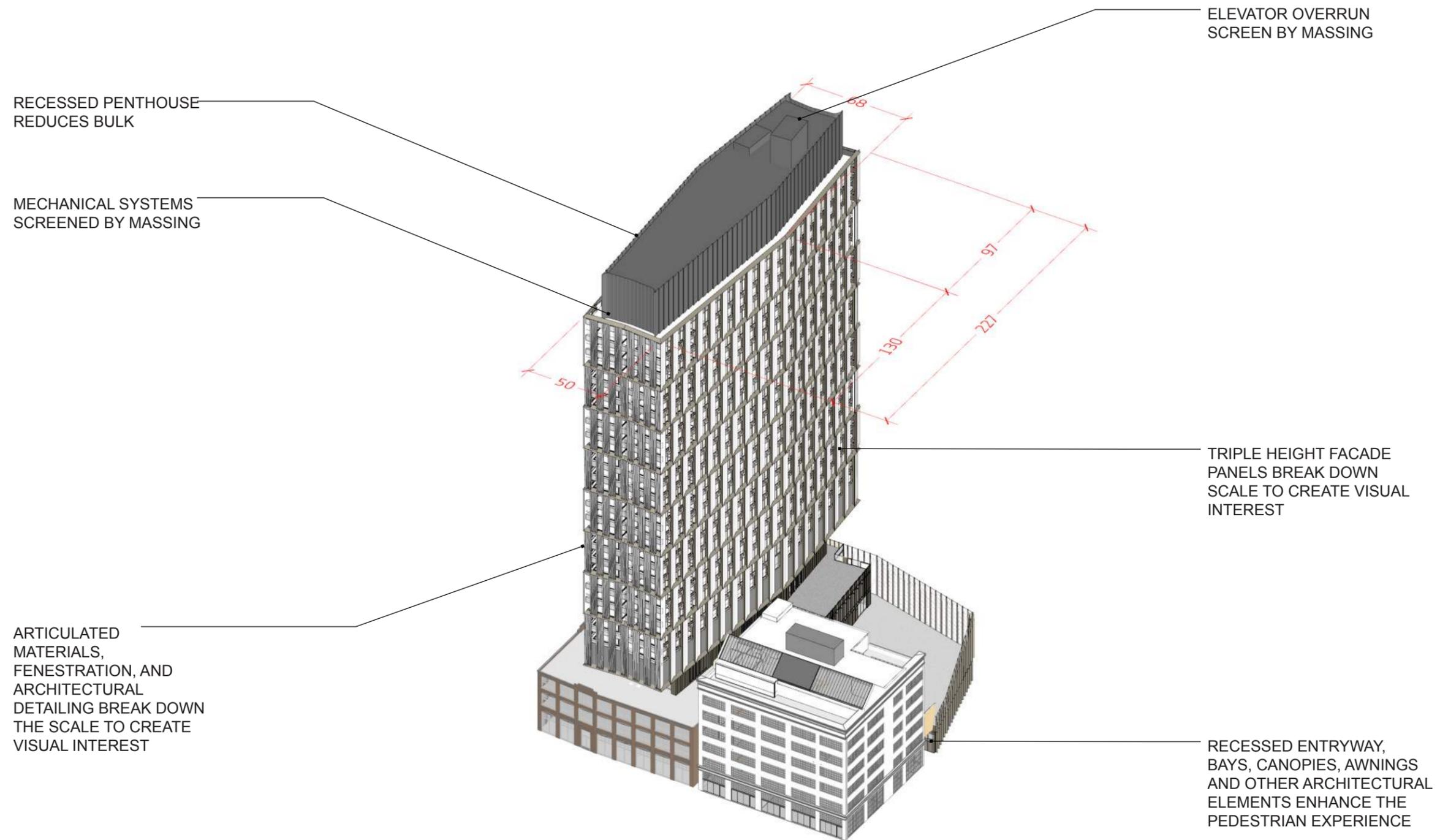


FIGURE D76

**BUILDING 4**  
BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE  
Response to K2C2



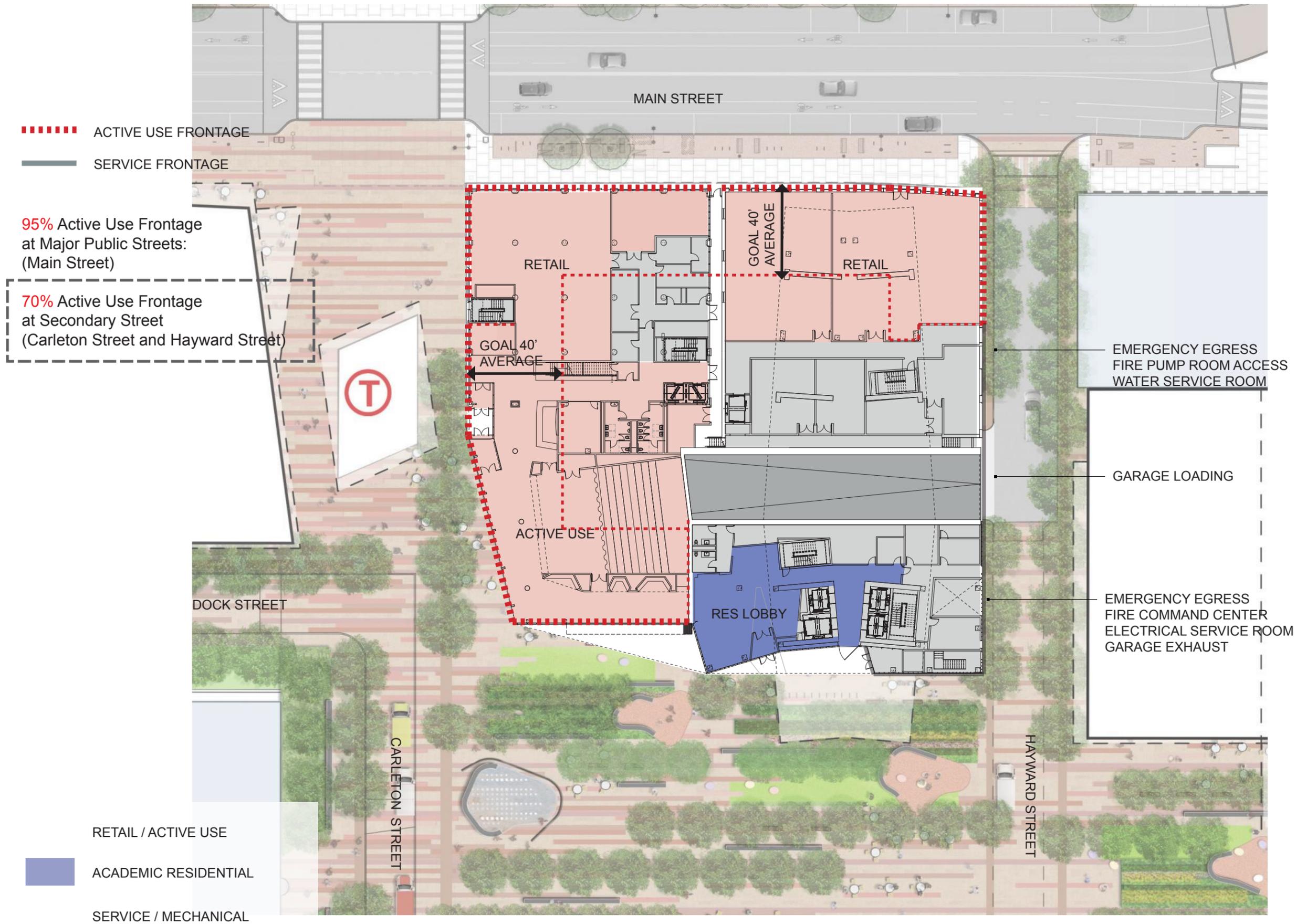


FIGURE D77

**BUILDING 4**  
GROUND FLOOR - USES & FACADES



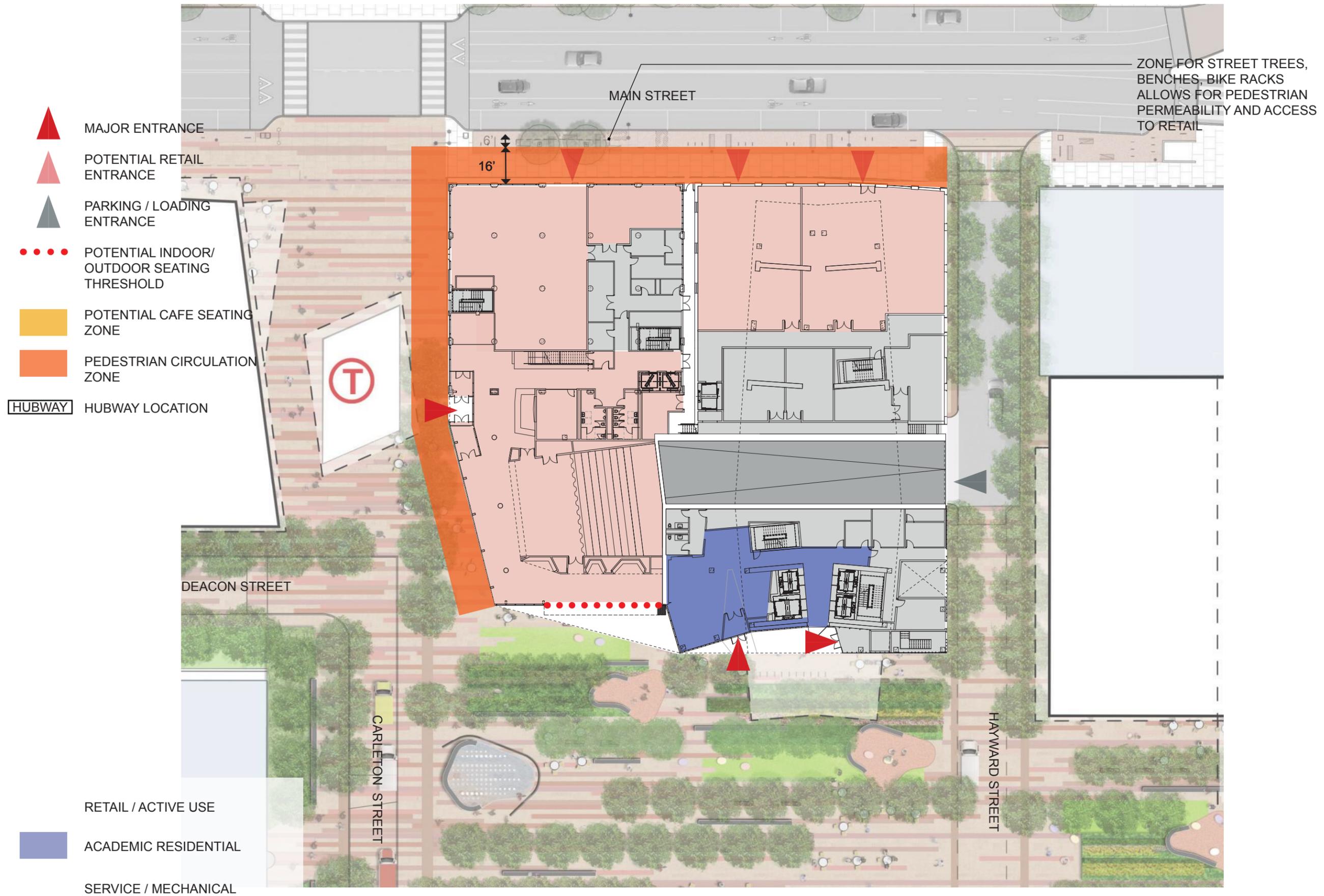


FIGURE D78

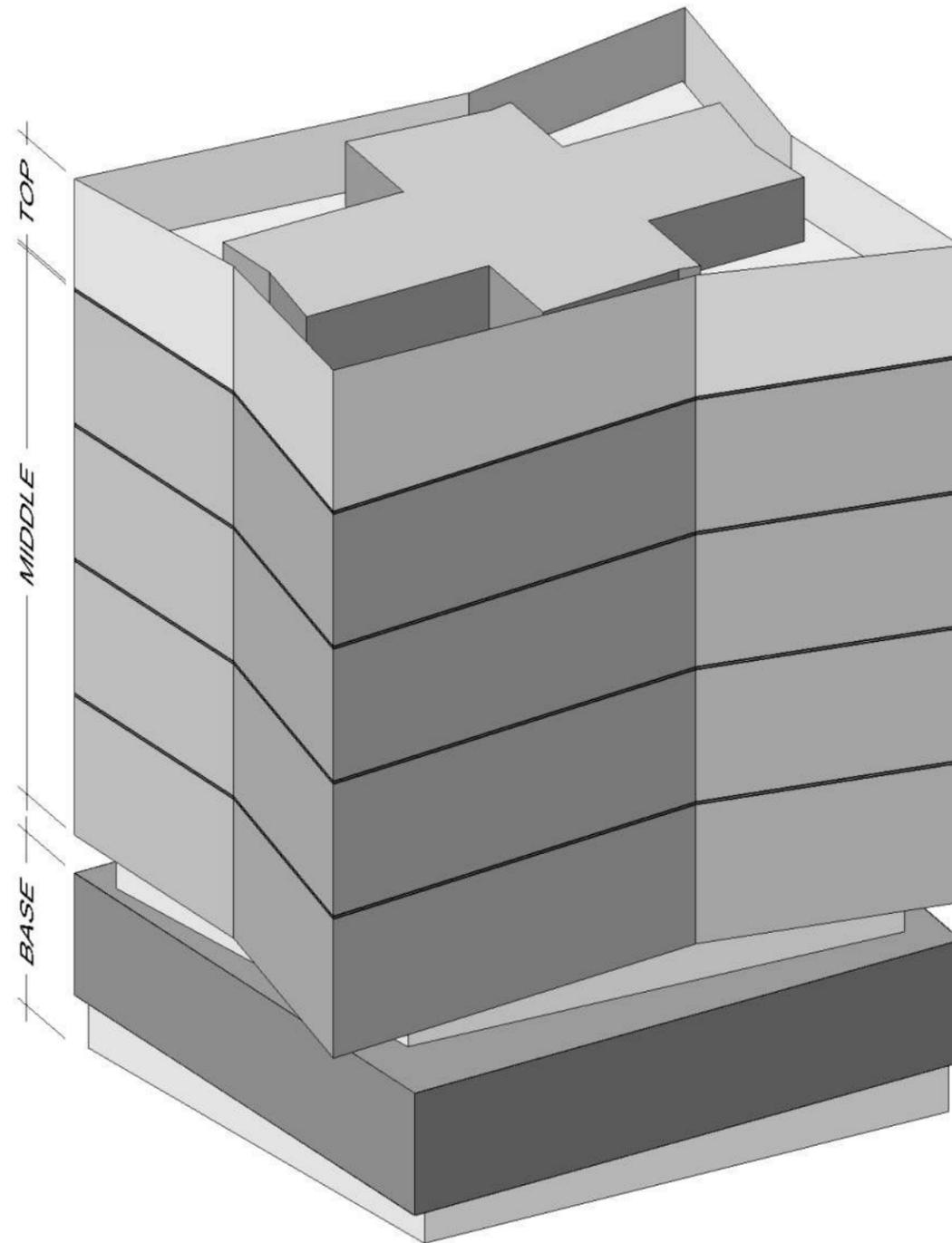
**BUILDING 4**  
GROUND FLOOR - SETBACKS & ENTRANCES

MIT KENDALL SQUARE  
Response to K2C2

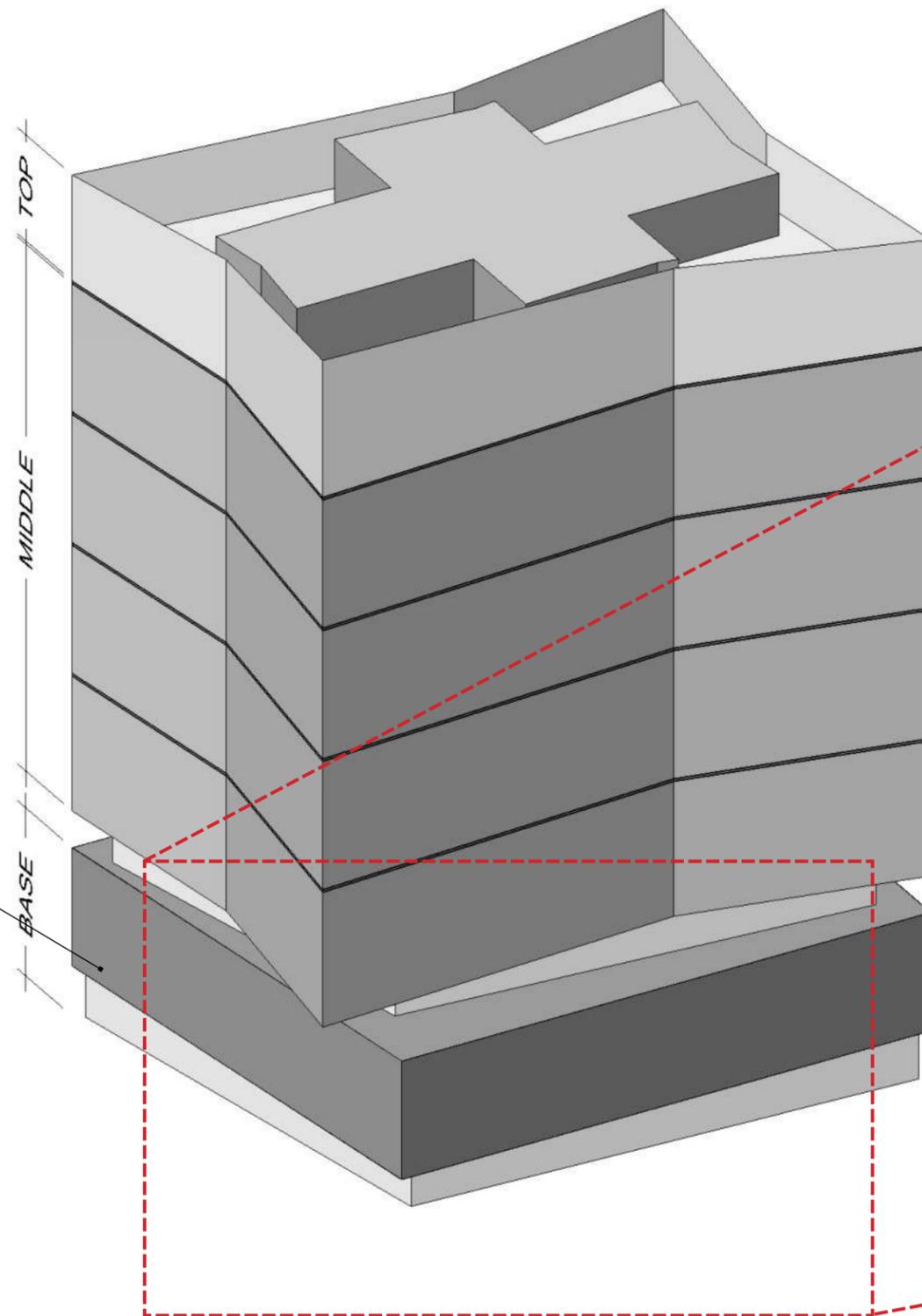


5

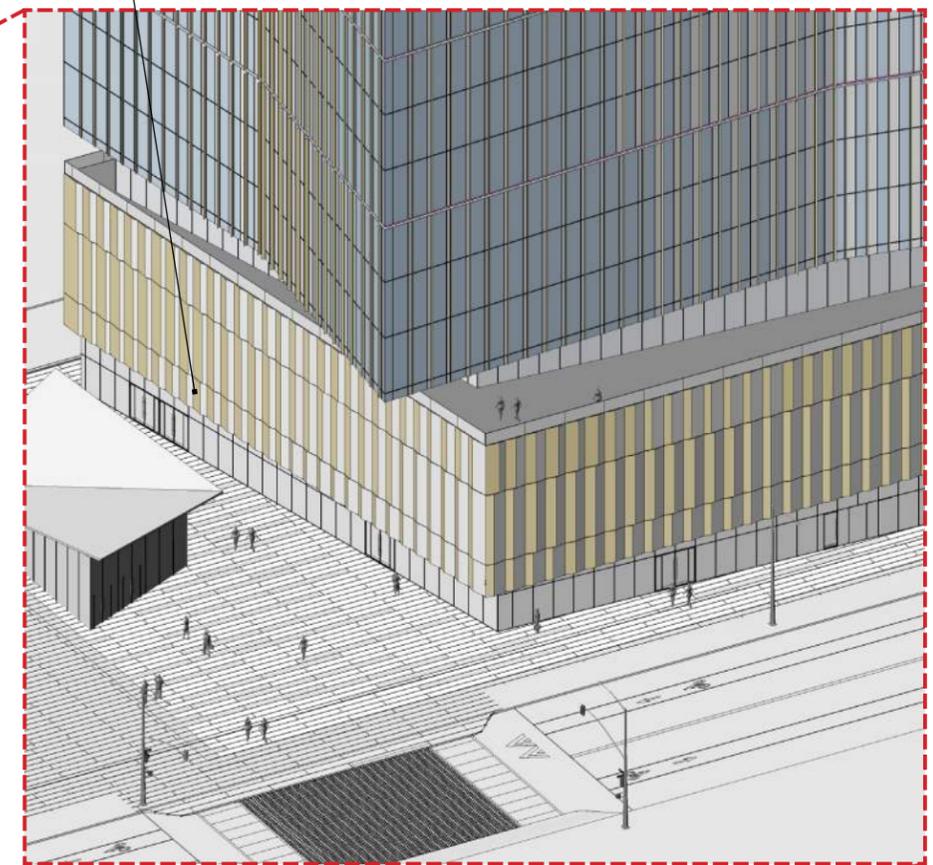
CLEARLY EXPRESSED  
BASE, MIDDLE, AND TOP  
FOR TALL BUILDINGS.



SPECIAL ATTENTION PAID TO THE FIRST FLOORS (BOTTOM 20 FEET) OF BUILDINGS, WHERE BUILDINGS RELATE THE MOST TO THE STREET AND PEDESTRIANS



DIFFERENTIATED FACADE WITHIN THE STREETWALL HEIGHT WILL BREAK DOWN THE APPARENT SCALE OF BUILDINGS



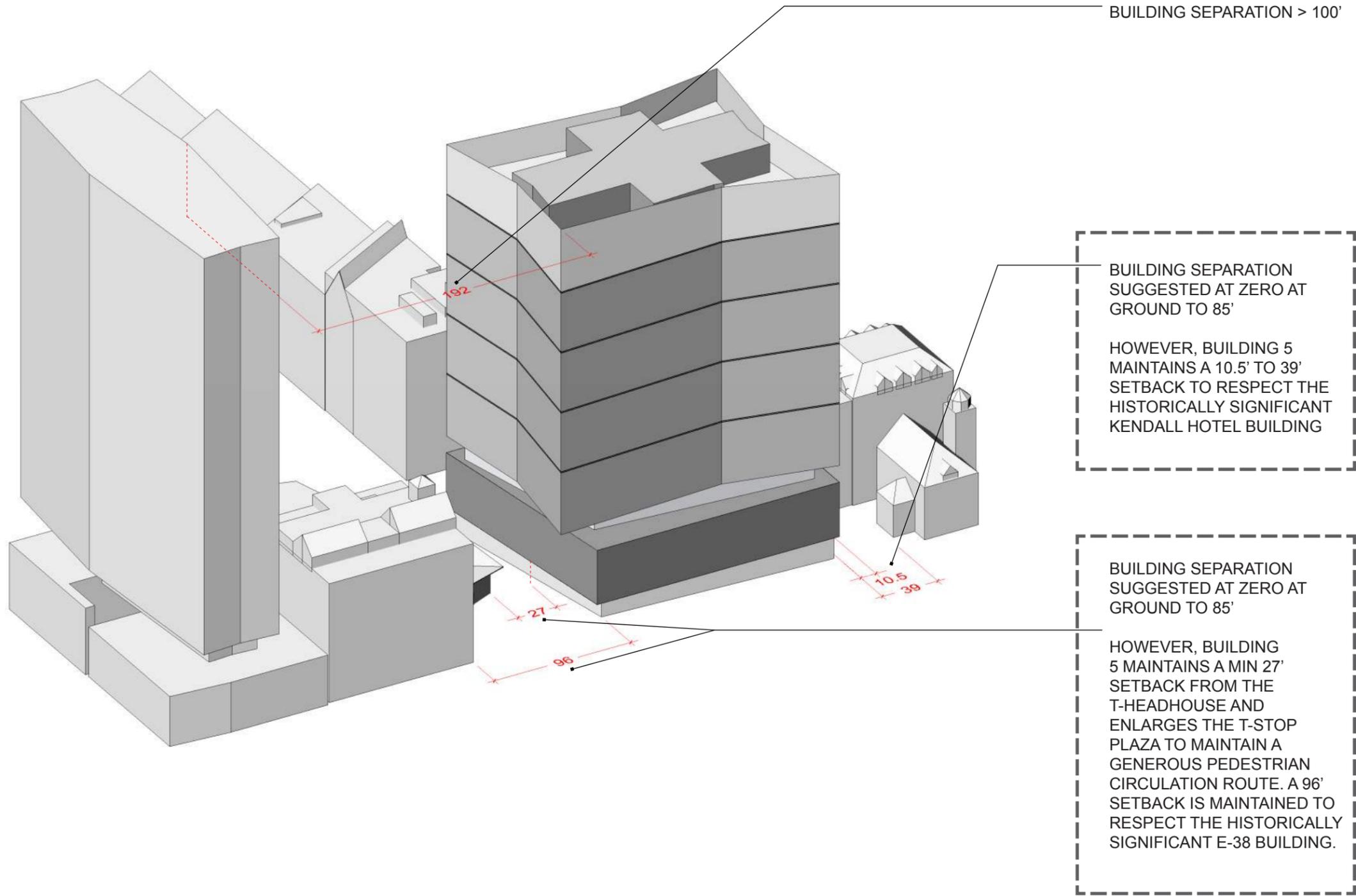


FIGURE D82

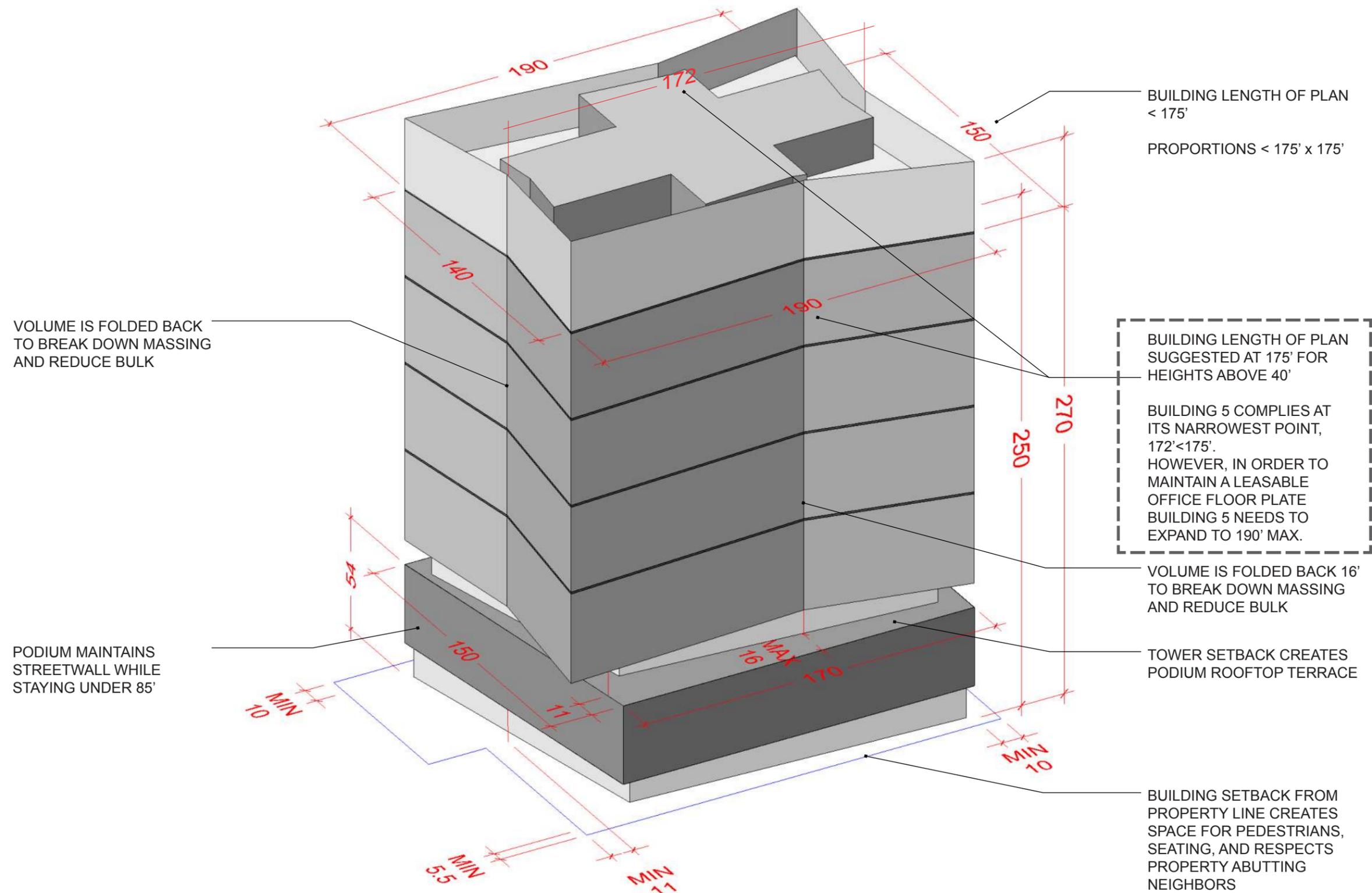
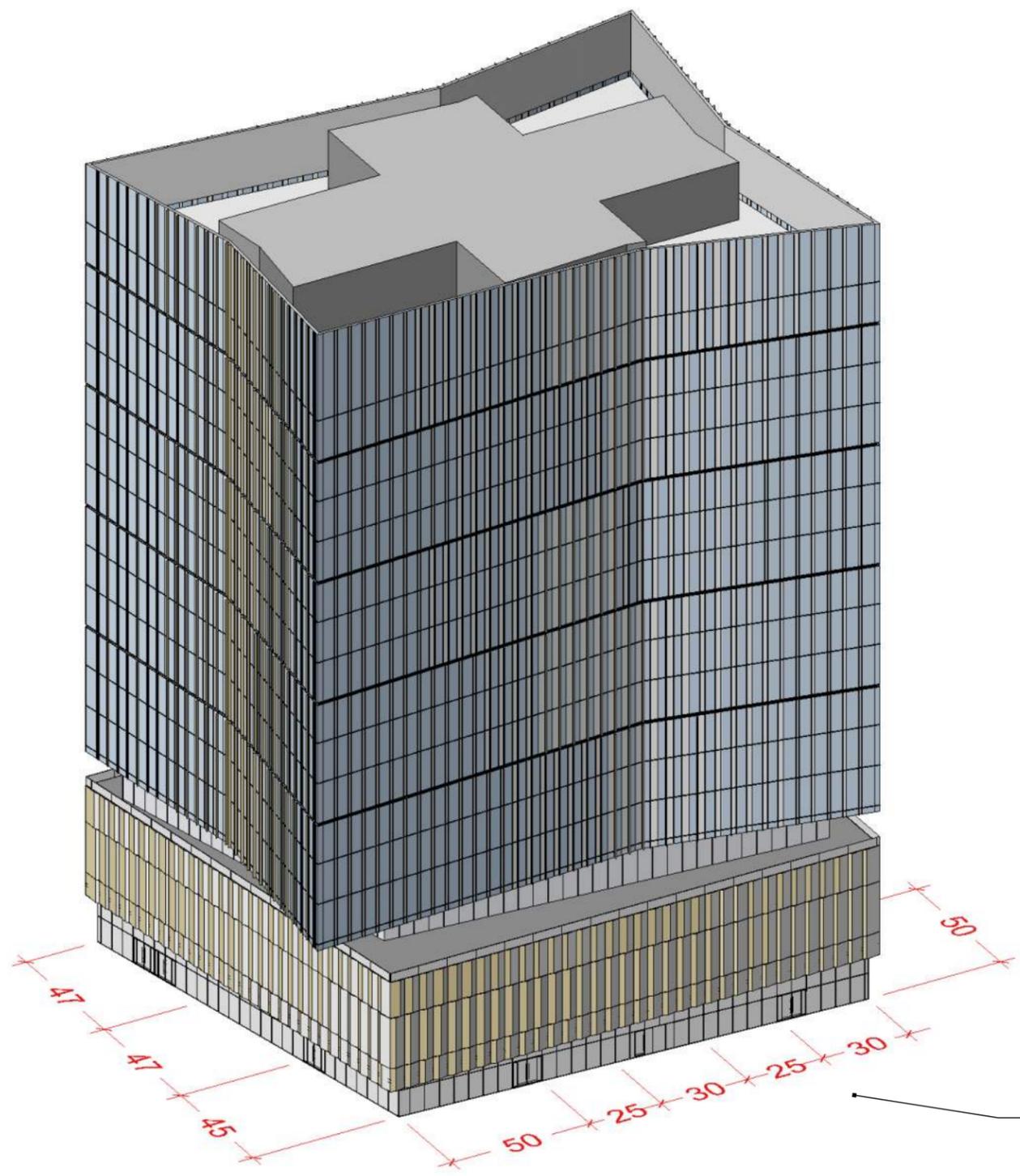


FIGURE D83



**BUILDING 5**  
BUILT FORM - SCALE AND MASSING



BAY WIDTHS OF 25-50' FOR COMMERCIAL USES



**BUILDING 5**  
BUILT FORM - VISUAL INTEREST

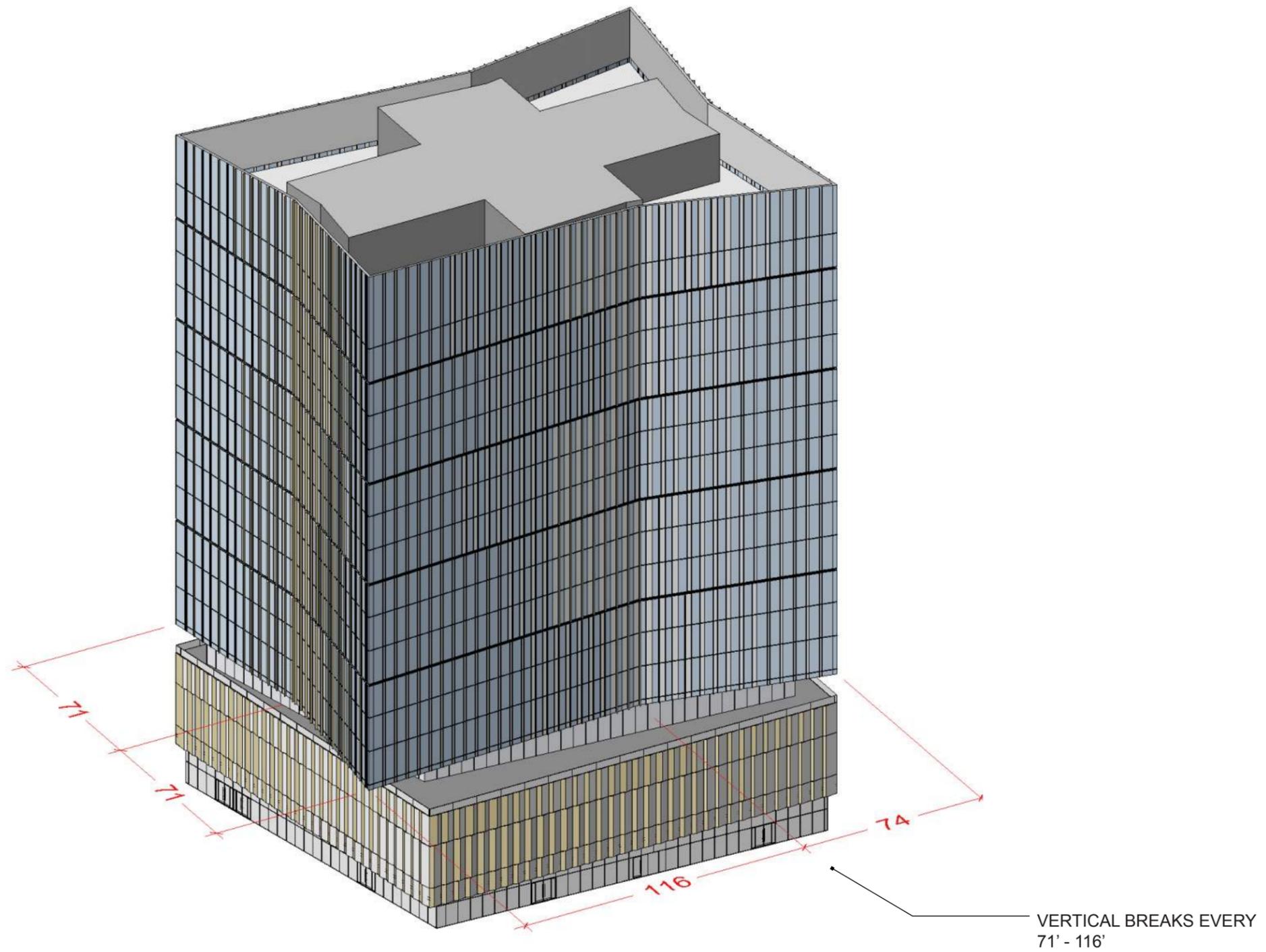


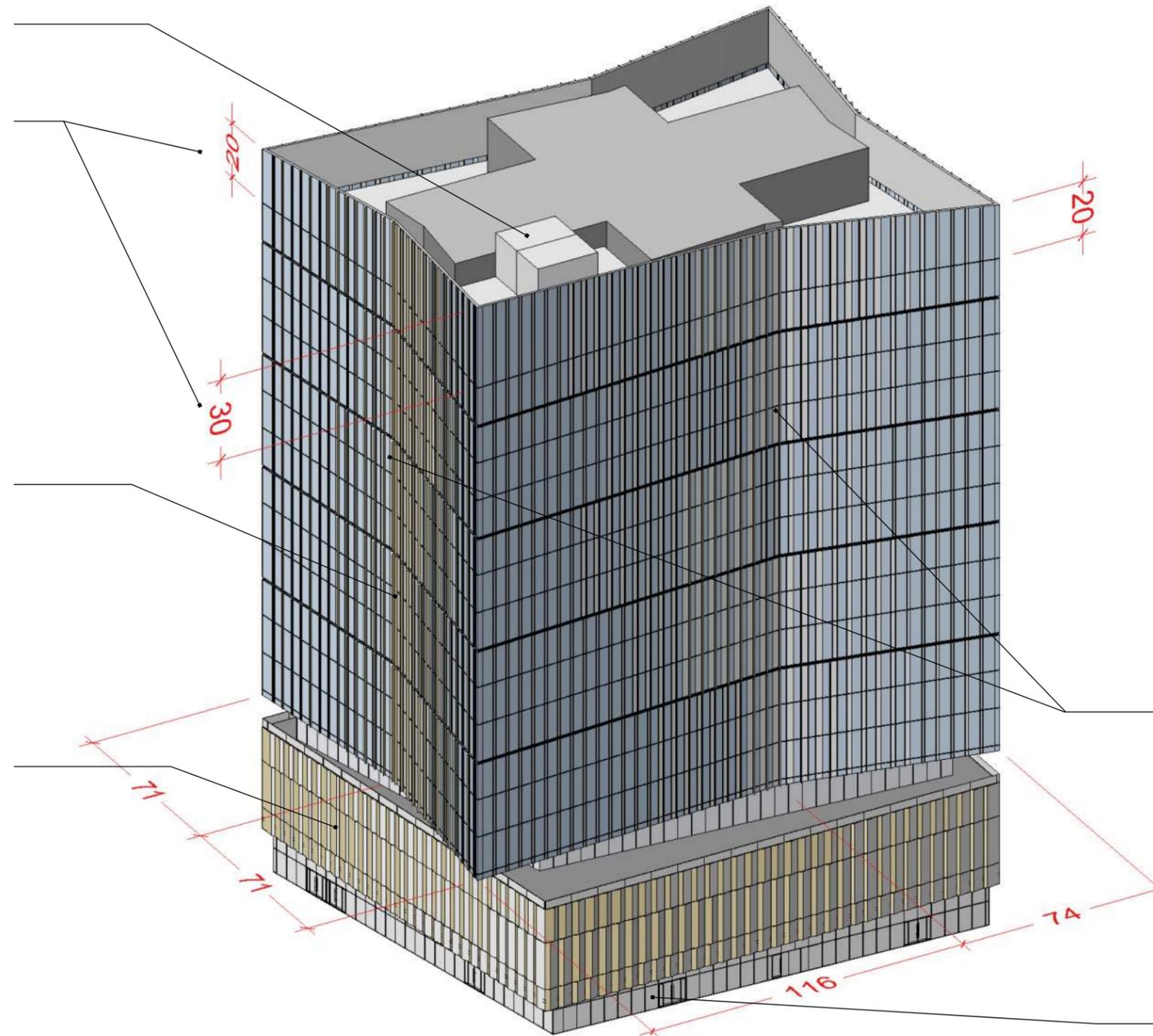
FIGURE D85  
MIT KENDALL SQUARE  
Response to K2C2

COOLING TOWER  
SCREENED BY MASSING

VARIED ROOFLINES  
TO SCREEN TALL MECH.  
EQUIPMENT

GRADIENT ANODIZED  
FINS ARTICULATE THE  
FOLDS AND HELP TO  
AVOID FLAT FACADES

ARTICULATED  
MATERIALS,  
FENESTRATION, AND  
ARCHITECTURAL  
DETAILING BREAK DOWN  
THE SCALE TO CREATE  
VISUAL INTEREST



FOLDS IN VOLUME REDUCES  
BULK

AVOIDS FLAT FACADES AND  
CREATES VISUAL INTEREST

A RECESSED GROUND  
FLOOR, BAYS, CANOPIES  
AND OTHER ARCHITECTURAL  
ELEMENTS ENHANCE THE  
PEDESTRIAN EXPERIENCE

FIGURE D86



**BUILDING 5**  
BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE  
Response to K2C2

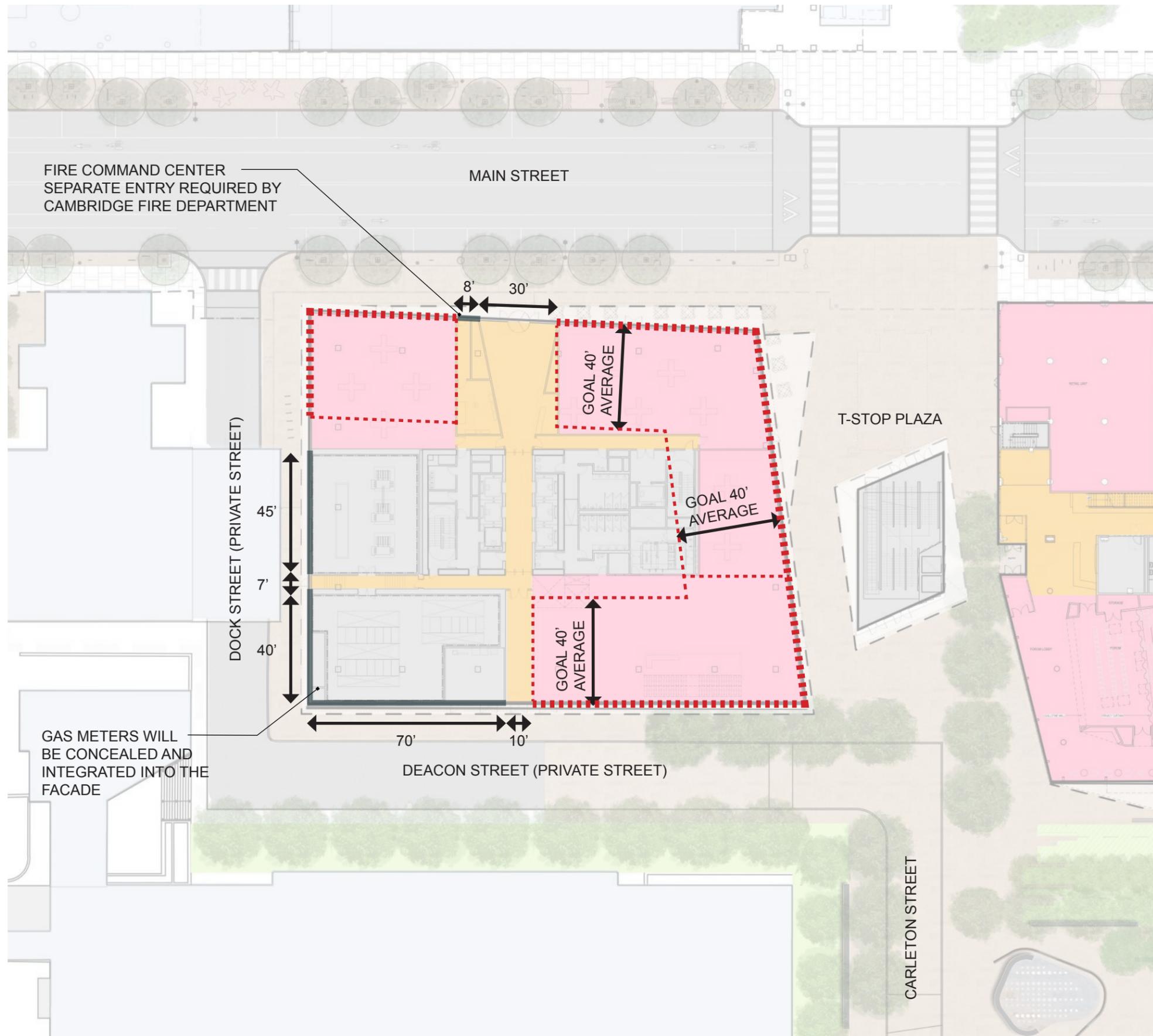
■■■■■ ACTIVE USE FRONTAGE

— SERVICE FRONTAGE

77% Active Use Frontage  
at Major Public Streets:  
(Main Street)

100% Active Use Frontage  
at Campus Streets  
(Carleton Street)

47% Active Use Frontage  
at Secondary Streets  
(Dock and Deacon Street)



RETAIL / ACTIVE USE / MUSEUM

LAB / OFFICE COMMON SPACE

LAB / OFFICE SPACE

SERVICE / MECHANICAL

FIGURE D87

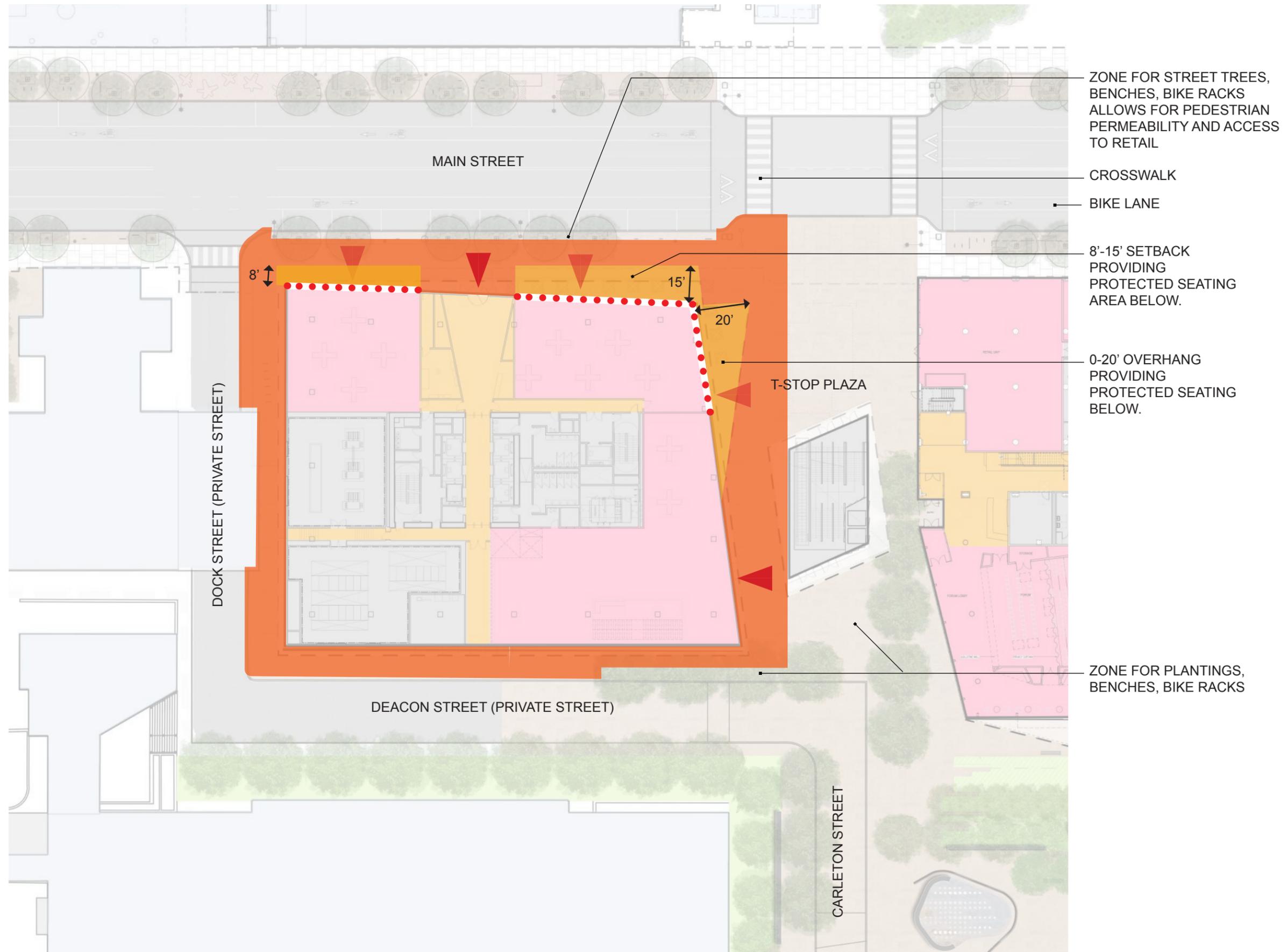


### BUILDING 5 GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE  
Response to K2C2

-  MAJOR ENTRANCE
-  POTENTIAL RETAIL ENTRANCE
-  PARKING / LOADING ENTRANCE
-  POTENTIAL INDOOR/OUTDOOR SEATING THRESHOLD
-  POTENTIAL CAFE SEATING ZONE
-  PEDESTRIAN CIRCULATION ZONE

- RETAIL / ACTIVE USE / MUSEUM
- LAB / OFFICE COMMON SPACE
- LAB / OFFICE SPACE
- SERVICE / MECHANICAL

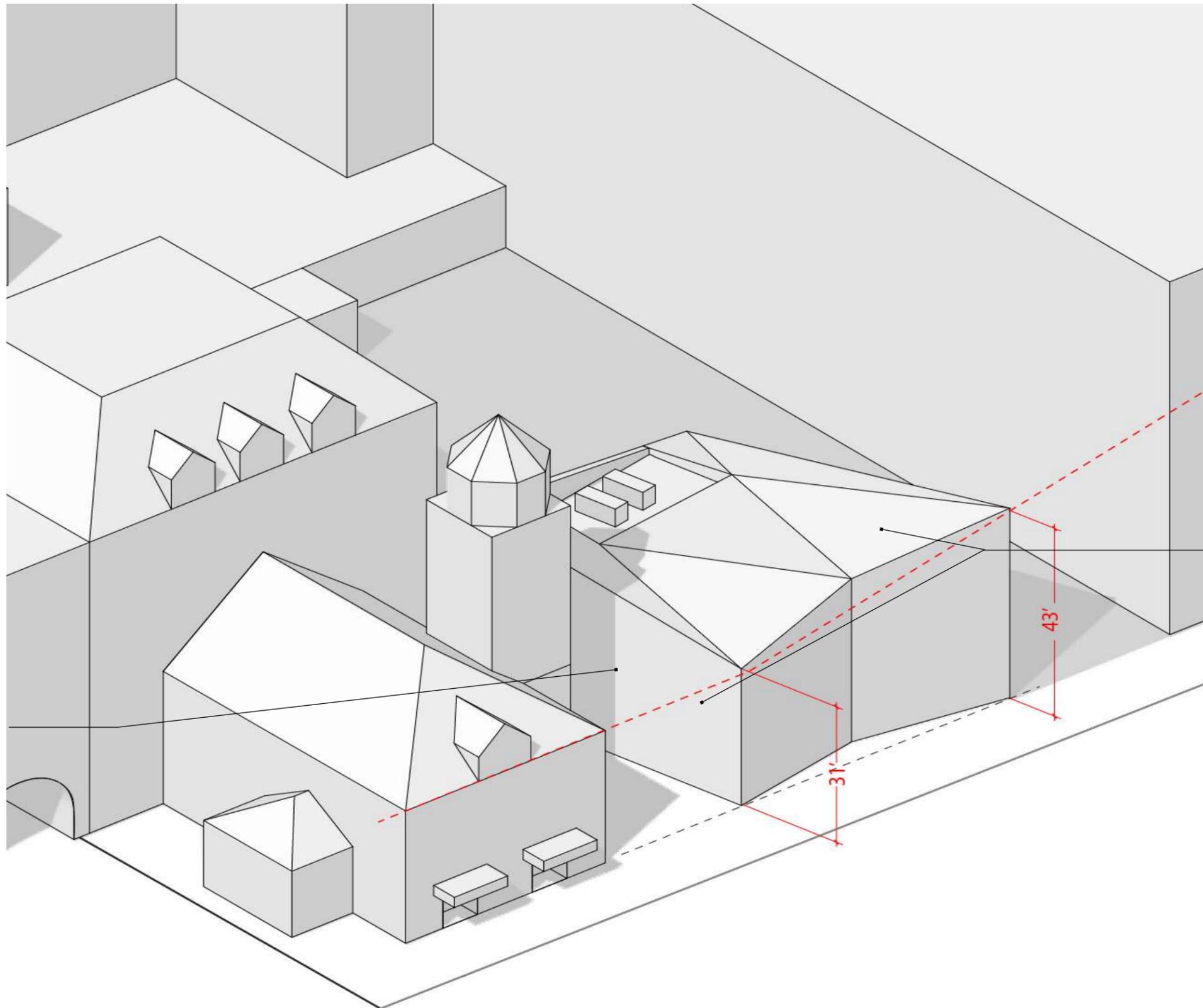


**BUILDING 5**  
GROUND FLOOR - SETBACKS & ENTRANCES

FIGURE D88

6

LOW ROOF CORNER  
TO CREATE STREET  
FRONTAGE CONTINUITY  
WITH KENDALL HOTEL.



VARIED ROOFLINE TO  
CREATE CONTINUOUS  
STREET FRONTAGE

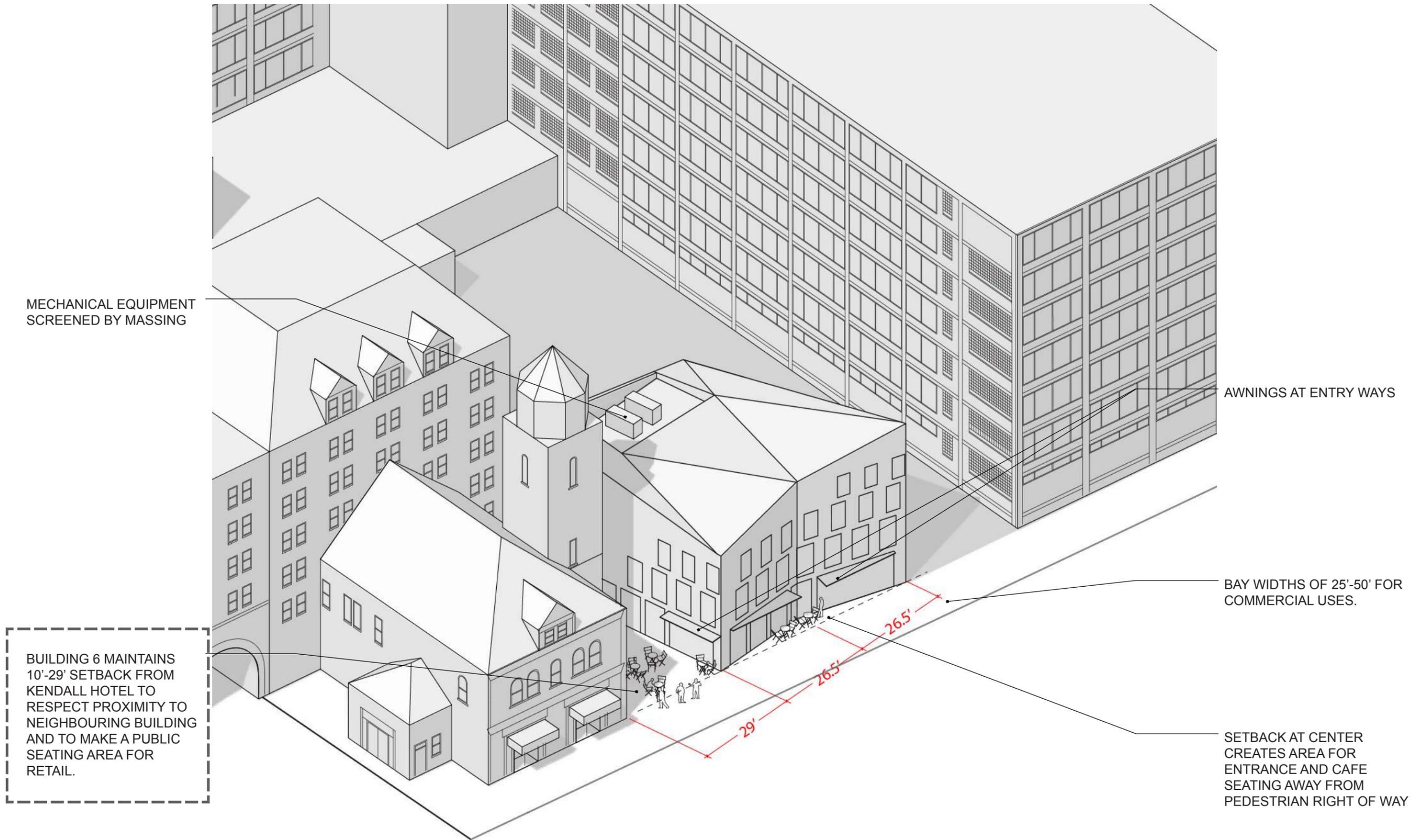


FIGURE D91

**BUILDING 6**  
 BUILT FORM - VISUAL INTEREST

MIT KENDALL SQUARE  
 Response to K2C2

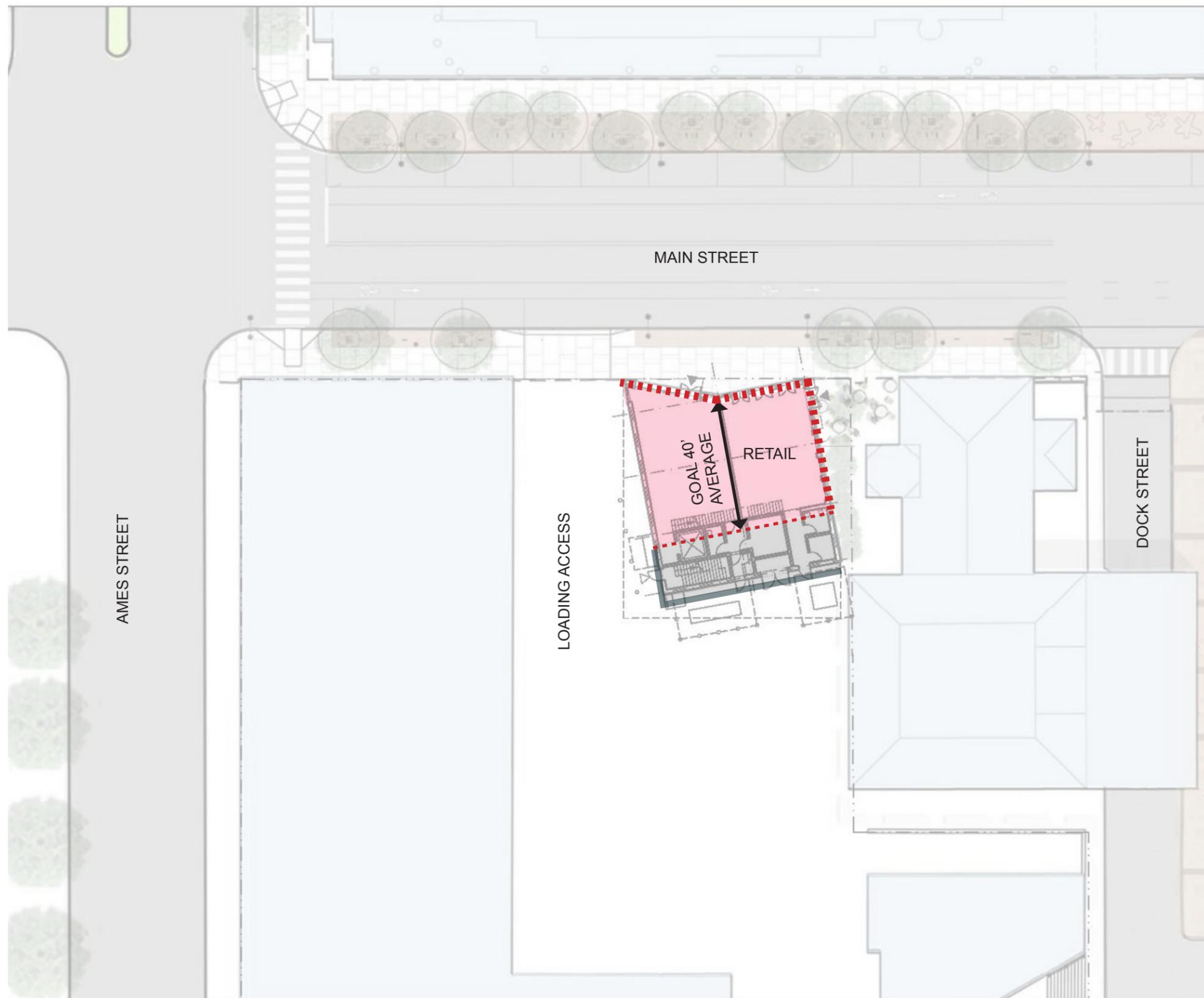


■■■■■ ACTIVE USE FRONTAGE

— SERVICE FRONTAGE

100% Active Use Frontage  
at Major Public Streets:  
(Main Street)

No Secondary Street Frontage



RETAIL

SERVICE / MECHANICAL

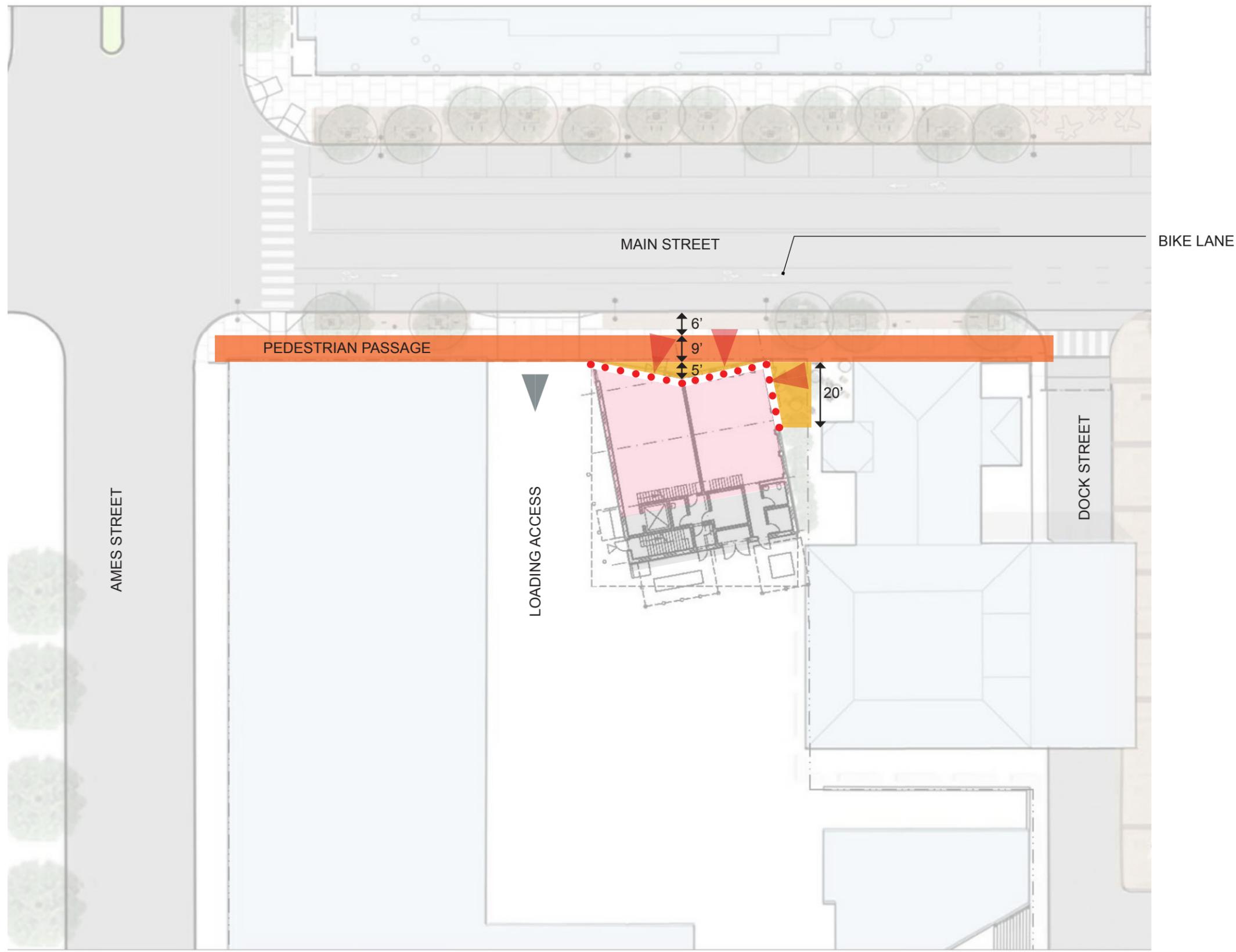
FIGURE D92



**BUILDING 6**  
GROUND FLOOR - USES & FACADES

MIT KENDALL SQUARE  
Response to K2C2

-  MAJOR ENTRANCE
-  POTENTIAL RETAIL ENTRANCE
-  PARKING / LOADING ENTRANCE
-  POTENTIAL INDOOR/ OUTDOOR SEATING THRESHOLD
-  POTENTIAL CAFE SEATING ZONE
-  PEDESTRIAN CIRCULATION ZONE



RETAIL

SERVICE / MECHANICAL

FIGURE D93

**BUILDING 6**  
GROUND FLOOR - SETBACKS & ENTRANCES

MIT KENDALL SQUARE  
Response to K2C2

